

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2 – Vice-Chair
C. J. Koan, District 3 - Chair
Andrew Shane, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Jason Ortiz, Development Services Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk
Corinne Lindfors, Planning Clerk Assistant

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

January 15, 2024
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at noon on the Friday prior to the meeting.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. ELECTIONS
 - A. Chair
 - B. Vice-Chair
- V. CONSENT AGENDA
 - A. MINUTES
Regular Meeting Minutes: November 20, 2023
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
- V. COMMITTEE REPORTS
- VI. AGENCY/STAFF REPORTS
 - A. Borough-Wide Comprehensive Plan Update
(Staff: Kelsey Anderson, Senior Planner)

VII. PUBLIC HEARING: LAND USE CLASSIFICATIONS

Resolution 24-01 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Classifying Borough Lands for Purpose of Inclusion in the 2024 Competitive Bid Land Sale (MSB008023) (Staff: Lisa Gray, Land Management Agent)

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS
(*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.*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Approval of 2024 Planning Commission Meeting Calendar
- B. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

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.

This Page Intentionally Left Blank

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
November 20, 2023**

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on November 20, 2023, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Koan.

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

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6

Planning Commission members absent and excused were:

Mr. Curt Scoggin, Assembly District #7

Staff in attendance:

Mr. Jason Ortiz, Development Services Manager
Mr. Alex Strawn, Planning & Land Use Director *
Ms. Kim Sollien, Planning Services Manager
Ms. Lisa Gray, Land Management Agent
Ms. Denise Michalske, Assistant Attorney
Ms. Kelsey Anderson, Senior Planner
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Glenn.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: October 16, 2023

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
November 20, 2023**

V. COMMITTEE REPORTS - *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

VII. LAND USE CLASSIFICATIONS

Resolution 23-38 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Approval of an Ordinance Classifying a Portion of 26N04W31D002 as Reserved Use Land for the Purpose of an Emergency Services Facility (Staff: Lisa Gray, Land Management Agent)

Chair Koan read the resolution title into the record.

Ms. Gray provided a staff report.

Commissioners questioned staff regarding:

- Commissioner Shane: questioned the status of the well; affect of residential water.

Chair Koan opened the public hearing.

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

MOTION: Commissioner Fernandez moved to approve Planning Commission Resolution 23-38. The motion was seconded. by Commissioner Glenn

Discussion ensued

VOTE: The main motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)
(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 23-37 A Resolution of the Matanuska-Susitna Borough Planning Commission Recommending Adoption of the Fiscal Year (FY) 2025 Capital Improvement Program (CIP) (Staff: Kim Sollien, Planning Services Manager)

Chair Koan read the resolution title into the record.

Ms. Sollien provided a staff report.

Commissioners questioned staff regarding:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
November 20, 2023**

- Commissioner Shane: the list looks like great ideas except Jim Creek electrical, and water and sewer hookups – not certain of the costs.
- Commissioner Glenn – are they looking at septic dump (Kim, I believe it is electric and water upgrades at the pull through sites).

Chair Koan opened the public hearing.

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

MOTION: Commissioner Fernandez moved to approve Planning Commission Resolution 23-37. The motion was seconded. by Commissioner Allen.

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. Upcoming Planning Commission Agenda Items *(Staff: Jason Ortiz, Development Services Manager)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Shane: Planning Department – great appreciation

Commissioner Allen: Appreciation for the staff.

Commissioner Fernandez: I express gratitude not only to staff but to the commission as well. Compassion is always at the forefront for me.

Commissioner Glenn: Appreciate Kim and Kelsey – they showed up at the Butte Community Council and provided a great presentation.

Commissioner McCabe: I appreciate everyone. Have a great Thanksgiving.

Jason Ortiz: It is very important to ask questions, read your packet, we can bring in other departments to be better prepared.

Commissioner Koan: I love meetings like this; congratulations on another great meeting; Happy Thanksgiving. Drive careful.

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION MINUTES**

**REGULAR MEETING
November 20, 2023**

XVI. ADJOURNMENT

The regular meeting adjourned at p. 7:11 p.m.

C J KOAN
Planning Commission Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: _____

DRAFT



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: lmb@matsugov.us

MEMORANDUM

DATE: December 1, 2023

TO: Matanuska-Susitna Borough Planning Commission

THRU: Eric Phillips, Community Development Director *EP*

FROM: Lisa Gray, Land Management Agent *LG*

FOR: Planning Commission Agenda of January 15, 2024
Land Classification for 2024 Competitive Bid Land Sale
MSB008023

SUBJECT:

Classification of Borough-owned land as General Purpose for inclusion in the Matanuska-Susitna Borough 2024 Competitive Bid Land Sale.

SUMMARY:

The Community Development Department respectfully request review and recommendations by the Planning Commission for classification of lands for inclusion in future land sales.

To assist the Planning Commissioners in their review of the classification for the parcels, a preliminary Best Interest Finding is included. In addition, the resolution, and vicinity maps are attached.

**BEST INTEREST FINDING
For the
Classification of Borough-owned Land**

I. Summary of Proposed Action

In response to Assembly Resolution 23-075 that directed the Borough Manager to offer Borough-owned parcels located in the Long Lake Road area in a competitive land sale, the Land & Resource Management Division initiated the process for classification of the parcels plus an additional three parcels. An inter-department review and public notice was conducted for the Borough-owned parcels contained herein. Parcels not sold when offered under competitive bid are automatically eligible for subsequent land sales, pursuant to MSB 23.10.210.

II. Property Site Factors

- A. Location: The subject parcels are located throughout the Borough in several key locations to include Talkeetna Spur, and Willow.
- B. Minimum Bid/Pricing: In accordance with MSB 23.10.060 determination of fair market value is based on the Borough certified tax roll.
- C. Proposed Classification:

Parcel Number	MSB Tax ID Number	Location Area	Land Classification
24-01	19N04W29C007	Willow	General Purpose
24-05	19N04W32B003	Willow	General Purpose
24-07	19N05W25C004	Willow	General Purpose
24-08	19N05W11B001	Willow	General Purpose
24-09	25N05W01D001	Talkeetna Spur Rd	General Purpose

Parcels 24-02, 24-03, 24-04 and 24-06 have already been classified by ordinance 14-133 and 19-051.

D. Parcel Information:

Parcels 24-01 is located in the Long Lake Road area in Willow. Access is from W. Abbey Road. Abbey road is constructed but not maintained by the Borough. The parcel is 120 acres, and the minimum bid is \$240,600 based on the tax assessed value. The Borough Assembly passed resolution 23-075 directing the manager of offer this parcel in a competitive land sale.

Land Classification: Currently unclassified

Legal: The S1/2 NW1/4 SE1/4 NW1/4, SE1/4 SW1/4 NW1/4, SW1/4 SE1/4 NW1/4, S1/2 SE1/4 SE1/4 NW1/4, NW1/4 NW1/4 SE1/4, NE1/4 SW1/4, NW1/4 SW1/4, Section 29, T19N, R4W, Seward Meridian, Alaska, Palmer Recording District

Land Status: Acquired from the State of Alaska by Patent No. 5470 recorded January 5, 1982, in Book 252 at Page 660 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the west boundary of the parcel. A public use was recorded in Book 927 at Page 728 and serial number 2005-024148-0 in the Palmer Recording District.

Soils & Terrain: Most of the property is Estelle silt loam, steep and sloping. The property also has a portion of Kichatna silt loam, sloping and moderately steep.

Parcel 24-05 is located in the Long Lake Road area in Willow. Access is by an unconstructed section line easement. The southern and western boundary is adjacent to the State of Alaska, Nancy Lake Recreation area. The parcel is 80 acres, and the minimum bid is \$160,000 based on the tax assessed value. The Borough Assembly passed resolution 23-075 directing the manager of offer this parcel in a competitive land sale.

Land Classification: Currently unclassified

Legal: The S1/2 NW1/4, Section 32, T19N, R4W, Seward Meridian, Alaska, Palmer Recording District.

Land Status: Acquired from the State of Alaska by Patent No. 5470, recorded January 5, 1982 in Book 252 at Page 660 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the west boundary of the parcel.

Soils & Terrain: Most of the property is Estelle, undulating-Disappoint complex. The property also has a portion of Histosols soil.

Parcel 24-07 is located in the Willow area on W. Crystal Lake Road. Crystal Lake Road is a maintained road. The parcel is 20 acres, and the minimum bid is \$70,200 based on the tax assessed value. In 2004 the parent parcel was classified as Residential Lands / Reserved Use Lands. In 2005 the property was subdivided into four lots, two of those lots were sold, and one lot was reserved for future use.

Land Classification: Currently Residential Lands / Reserved Use Lands

Legal: The W1/2 SW1/4 SW1/4, Section 25, T19N, R5W, Seward Meridian, Alaska, Palmer Recording District.

Land Status: Acquired from the State of Alaska by Patent No.5014, recorded April 15, 1980, in Book 210 at Page 748 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft section line easement runs along the south and west boundaries of the parcel. The parcel is subject to easements for Crystal Lake Road and Rosalind Drive.

Soils & Terrain: Most of the property is Estelle silt loam, sloping and moderately steep. The property also has a portion of Yohn silt loam, rolling.

Parcel 24-08 is located in the Willow area on N. Crystal Lake Road. Crystal Lake Road is a maintained road. The parcel is 40 acres, the property was recently subdivided, and the tax assessed value will not be set until early 2024. This property was classified as Resource Management for material use in 1989. Some of the gravel has been extracted but it is mostly

sand and not needed for the future. This property is a common place for people to dump junk and trash. The amount of money Land Management spends in cleaning up the junk and trash is more than the amount made from selling the sand. The proposal is to re-classify this property and offer it for sale.

Land Classification: Currently classified as Resource Management

Legal: The NE1/4 SE1/4 Section 11, T19N, R5W, Seward Meridian, Alaska, Palmer Recording District

Land Status: Acquired from the State of Alaska by Patent No. 5013 recorded April 15, 1980, in Book 210, Page 746 in the Palmer Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the east boundary of the parcel. A 50 ft. public use easement on the west boundary of the parcel.

Soils & Terrain: Nancy silt loam with 0 to 3 percent slopes.

Parcel 24-09 is located in the Talkeetna Spur Rd area on S. Red Tail Road. The parcel is 17 acres, and the minimum bid is \$30,600 based on the tax assessed value.

Land Classification: Currently unclassified

Legal: US Government Lot 5, Excluding the Alaska Railroad Right-of-Way, Section 1, T25N, R05W, Seward Meridian, Alaska, Talkeetna Recording District

Land Status: Acquired from the State of Alaska by Patent No. 5307 recorded November 12, 1980, in Book 77 at Page 642, in the Talkeetna Recording District.

Covenants: none

Zoning: none

Easements & Other Reservations: A 50 ft. section line easement runs along the east boundary of the parcel.

Soils & Terrain: Nancy silt loam, 0 to 3 percent slopes

E. Land Status: All parcels were received from the State of Alaska by Patent. All purchasers are responsible to obtain necessary permits to construct access across streams, or to fill wet areas, or for development in flood areas. All notices, conditions, requirements, information, and photos are contained in the individual parcel files and will be available for public inspection during normal business hours.

F. Adopted Plans and Title Restrictions:

1. Adopted Land Use Plans include the Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, and Natural Resource Management Units Plan (NRMU).
2. Title Restrictions – No title restrictions affect any of the proposed parcels.

G. Surrounding Land Uses: General Purpose, Residential, and Recreational.

H. Natural resources within parcels: Timber, gravel, and watershed.

- I. Parcel access is by constructed and unconstructed roads, trails and section line easements. As will be outlined in the sale brochure, it is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use any access route.

III. Review and Comments

All parcels have undergone significant inter-department review. Such review includes historical data, topography, access, adopted Borough plans, desirability of location, land value, and highest and best use of land. Inter-department review revealed no objection to the proposed classification, or sale of these parcels.

Public Notice was conducted in accordance with MSB 23.05.025. There were no public comments received.

IV. Analysis & Discussion

The Land & Resource Division utilizes public land sales as a revenue source to sustain current and future department and area-wide Borough needs. Revenue received is used for road projects, community organization projects, trail surveys, and land acquisitions.

Since late 2019 and throughout 2023, there has been an overwhelming uptick of interest regarding available Borough land. Conveying public lands into private hands increases the Borough's tax roll and allows economic gain by virtue of the development – whether for recreational cabins, single-family residences, agriculture, or commercial use.

Numerous phone calls have been received by staff regarding potential upcoming land sales, how the sale process works, and requests to add their email contact information to the Land & Resource Management land sale notification list. This notification list is for the specific purpose of letting interested parties know when any borough land sale is commencing. The list grows weekly and contains over 1,400 names.

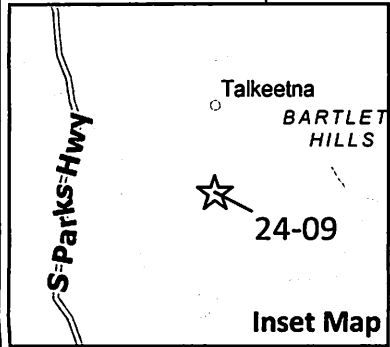
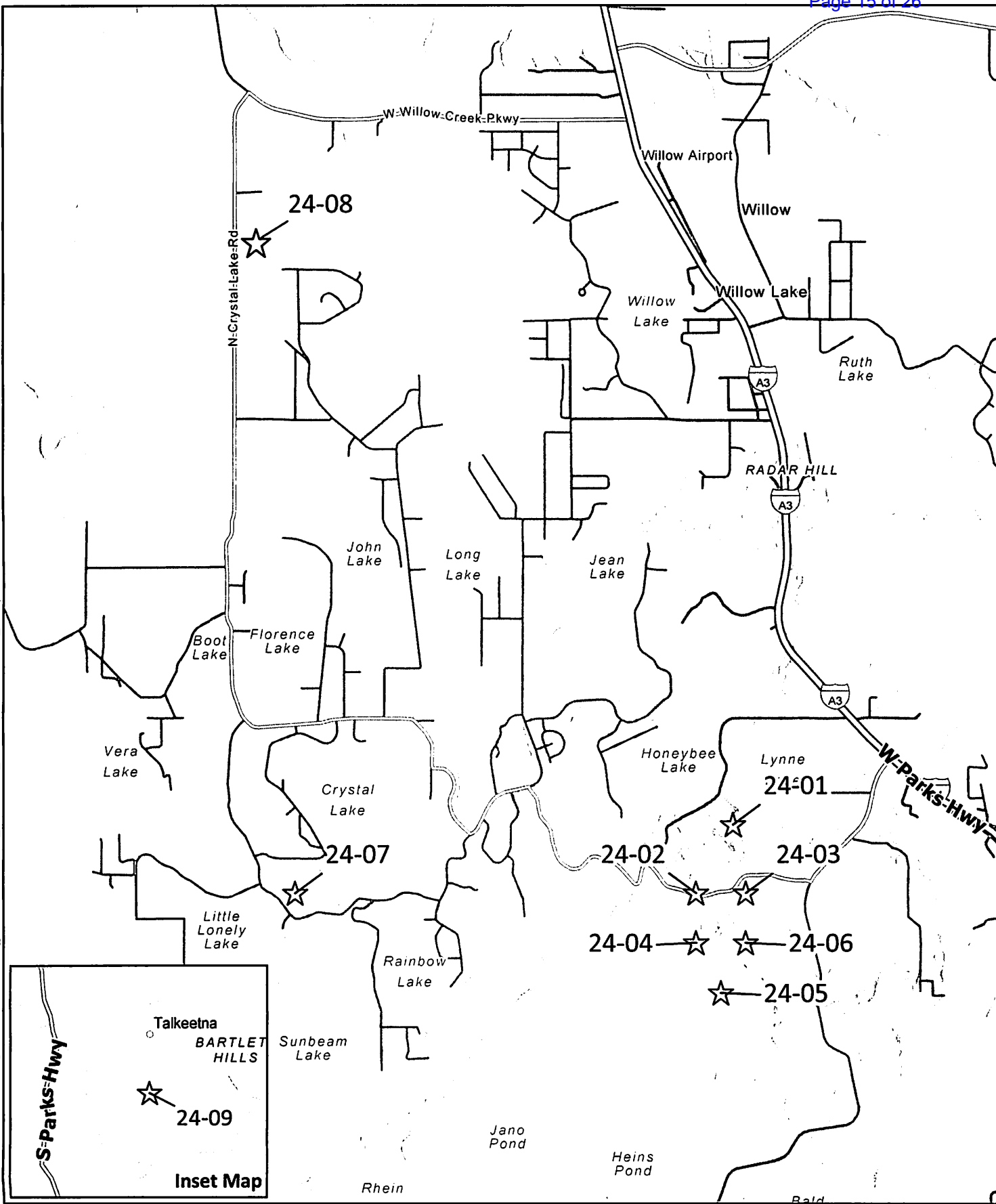
Under certain land sale programs, the Borough may offer finance terms which provide for affordable down payments and reasonable monthly payments for up to 10 years, dependent on the price and amount to be financed. Financing is set up through an escrow account with First National Bank Alaska wherein a deed of trust is recorded, and monthly payments are tracked by the Land Management Division. The Borough interest rate charged for the 2024 Competitive Bid is based upon the current Wall Street Prime Rate plus an additional 5.0% but cannot exceed 10.5% charged by the Borough. As of December 2023, current prime is 8.5%; therefore, if this rate remains the Borough will charge 10.5% interest for Borough-financing. The Legal Rate of Interest pursuant to Alaska state statute AS 45.45.010 cannot exceed 10.5 %.

Lands are classified in accordance with MSB 23.05.100. The selected parcels fall under General Purpose Lands which are those lands that, because of location, physical features, or adjacent development, location, or size of area may be suitable for a variety of uses.

V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests the Planning Commission recommend approval of an ordinance classifying lands for purpose of inclusion in future land sales.

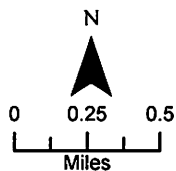
Path: P:\User\Comm Development\Land Management\Lands_Sales\Competitive_Sales\LRM_CompetitiveSales.aprx



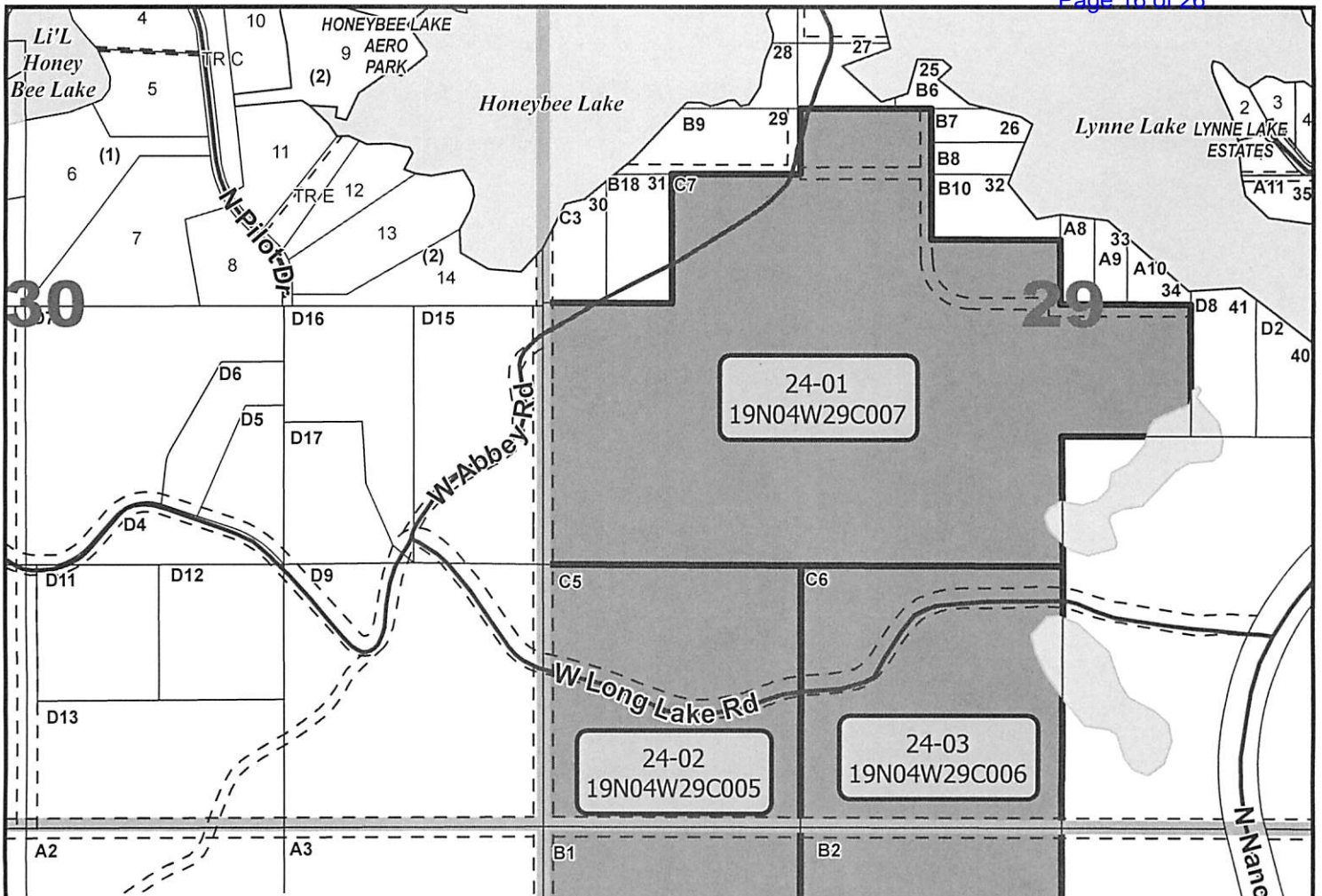
Overview Location Map
 Proposed 2024
 Competitive Bid Land Sale



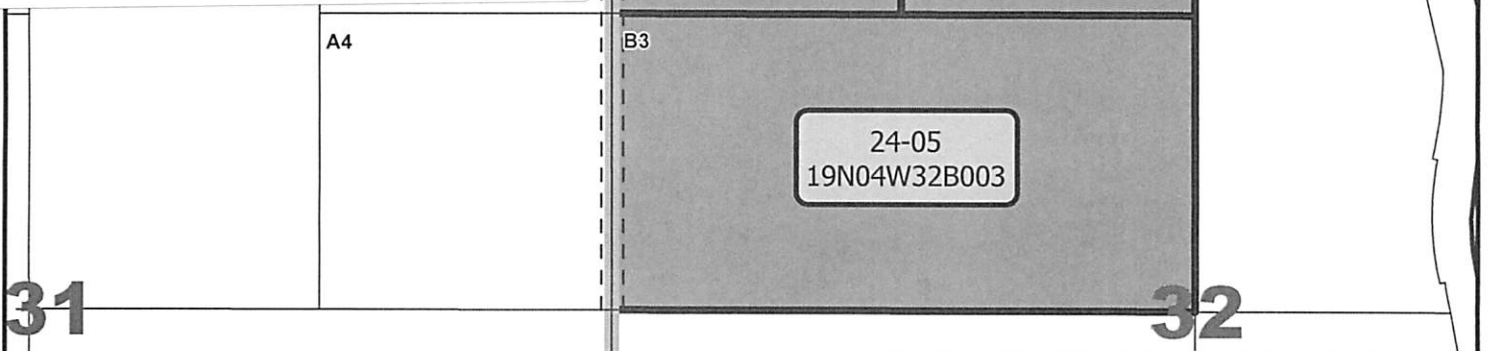
Matanuska-Susitna Borough - Land & Resource Management Division



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

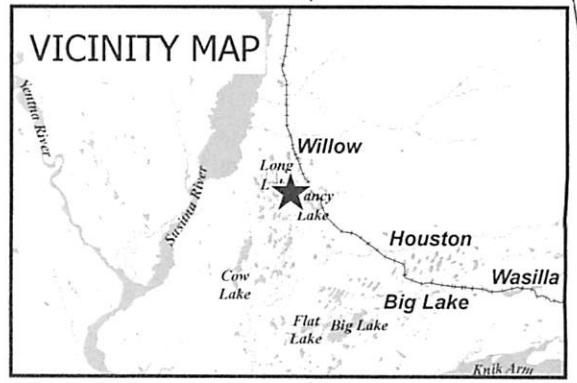


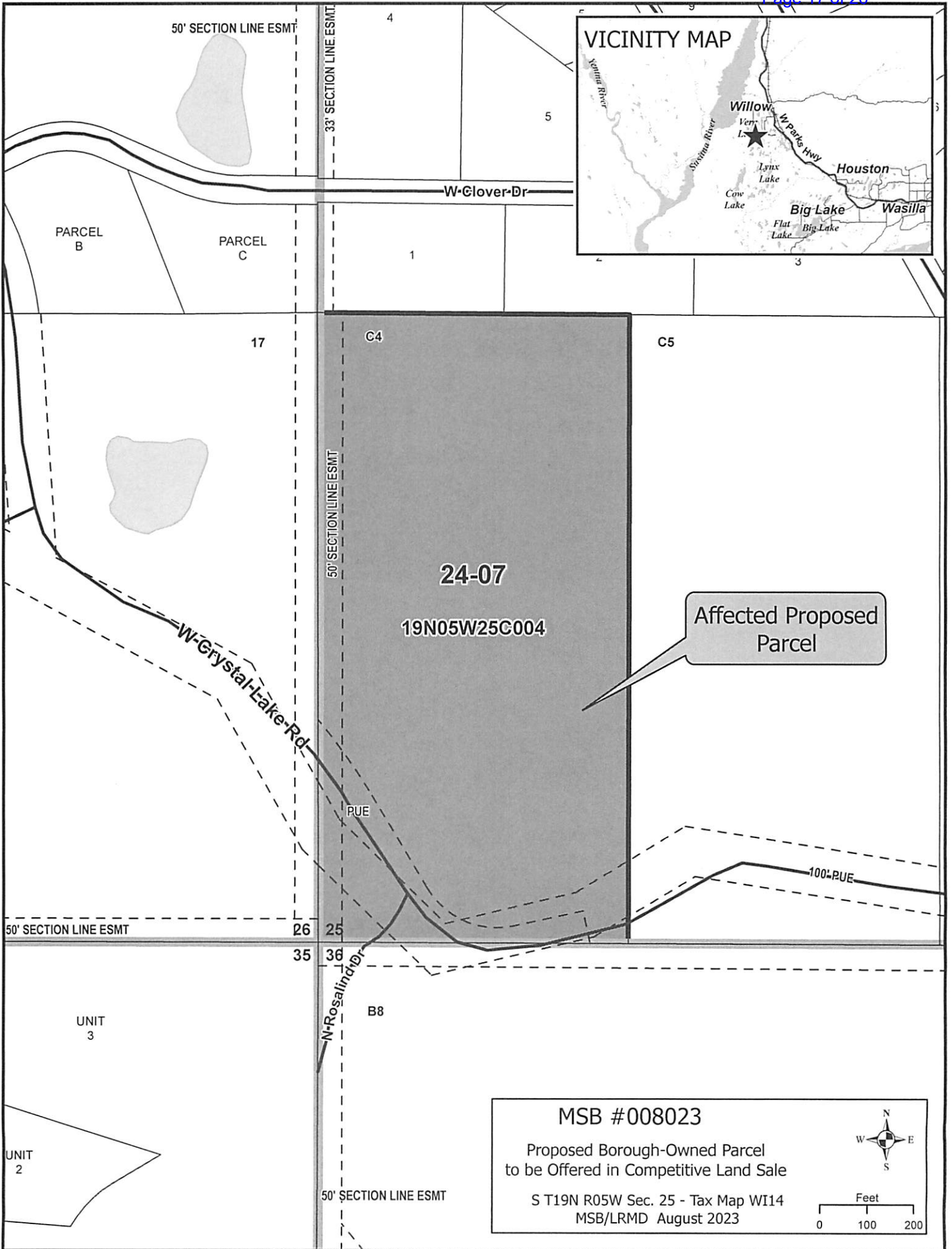
Parcel 24-02, 24-03, 24-04 & 24-06
 have already been classified as
 General Purpose by
 OR 14-133 & 19-051

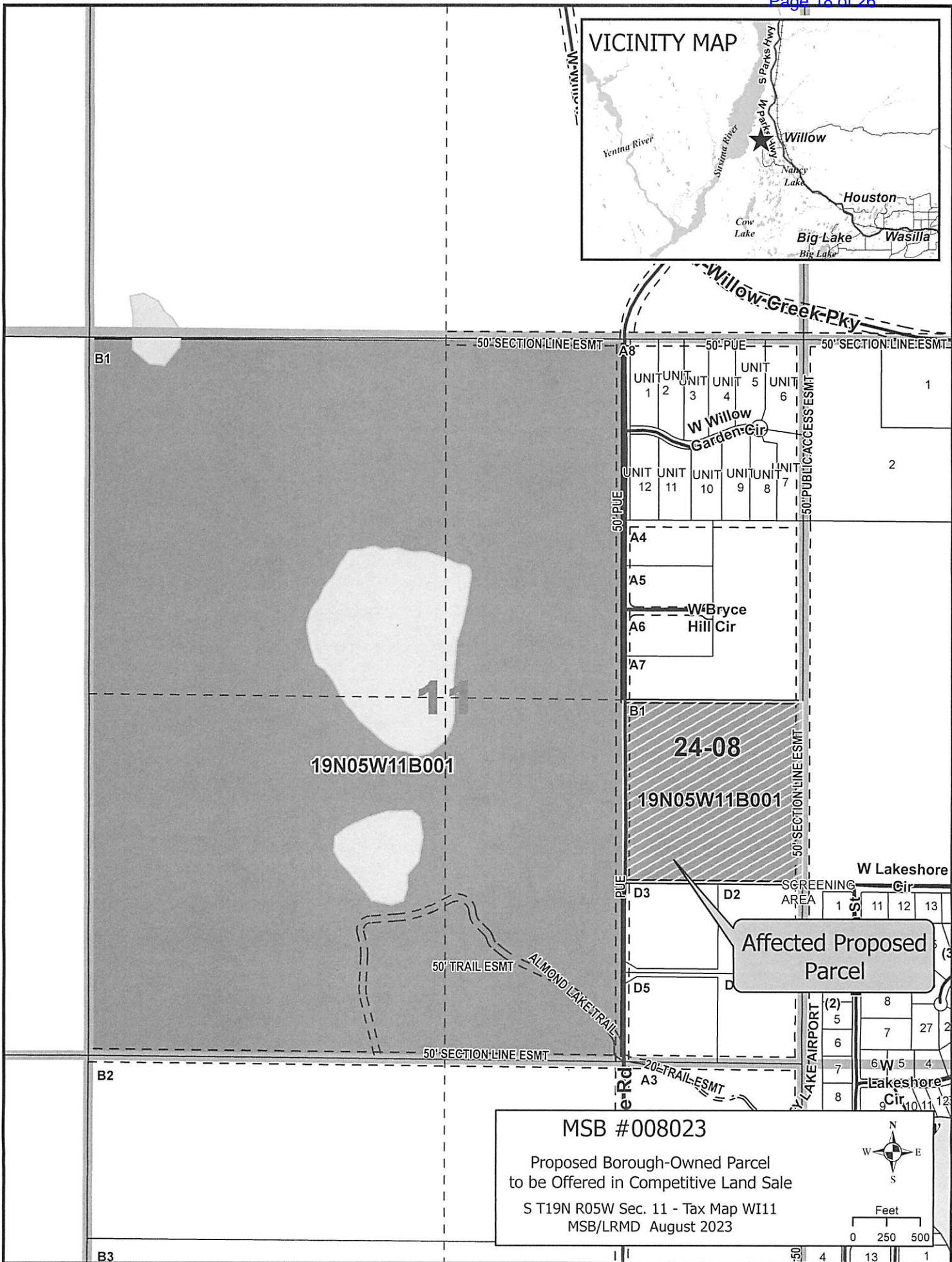
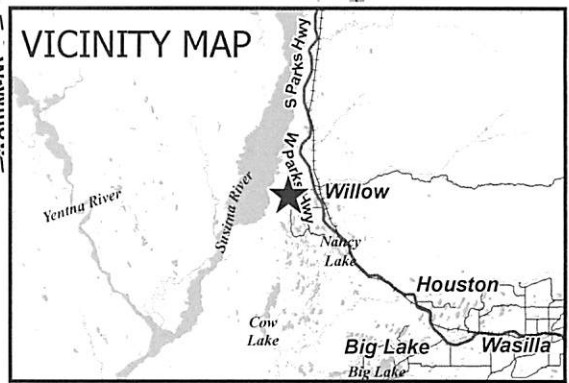


Proposed Borough-Owned Parcels
 to be Offered in a Competitive Land Sale
 (MSB008023)

S T19N R04W Sec. 29,32 - Tax Map WI15
 MSB/LRMD March 2023





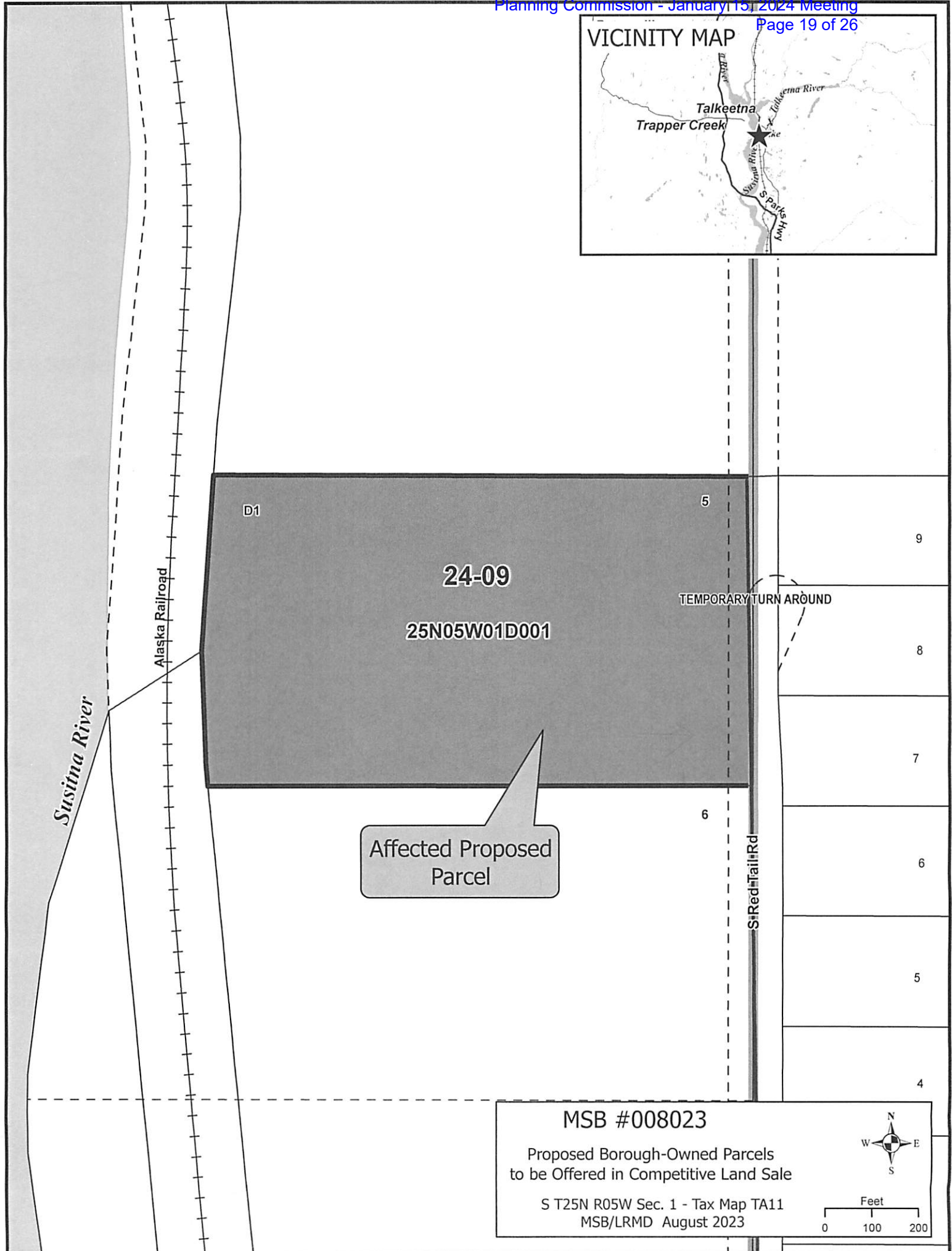
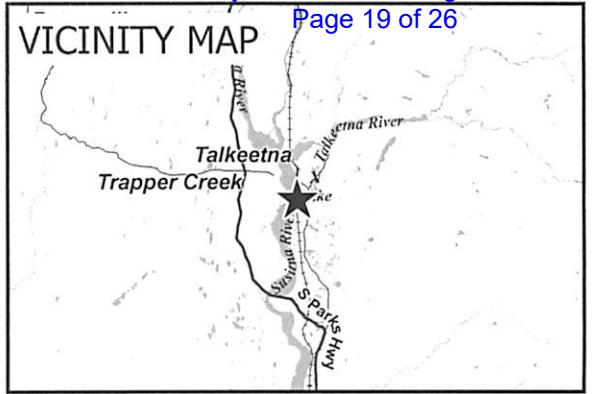


Affected Proposed Parcel

MSB #008023

Proposed Borough-Owned Parcel
 to be Offered in Competitive Land Sale

S T19N R05W Sec. 11 - Tax Map WI11
 MSB/LRMD August 2023



Affected Proposed Parcel

MSB #008023

Proposed Borough-Owned Parcels
to be Offered in Competitive Land Sale

S T25N R05W Sec. 1 - Tax Map TA11
MSB/LRMD August 2023

Feet
0 100 200

Adopted: 07/18/23

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 23-075**


A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING THE BOROUGH MANAGER TO OFFER SIX BOROUGH-OWNED PARCELS LOCATED IN THE LONG LAKE ROAD AREA IN A COMPETITIVE LAND SALE. (MSB008023)

WHEREAS, the intent and rationale for this resolution can be found in accompanying Information Memorandum No. 23-151; and

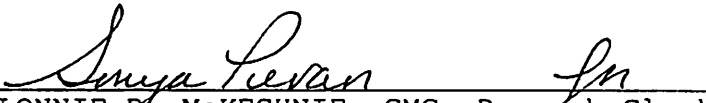
NOW, THEREFORE, BE IT RESOLVED, the Manger is directed to initiate the process for offering six Borough-Owned parcels in a competitive land sale. The six parcels are identified as:

<u>Parcel Number</u>	<u>MSB Tax ID Number</u>	<u>Location</u>	<u>Size</u>
24-01	19N04W29C007	Willow Area	120 acres
24-02	19N04W29C005	Willow Area	40 acres
24-03	19N04W29C006	Willow Area	40 acres
24-04	19N04W32B001	Willow Area	40 acres
24-05	19N04W32B003	Willow Area	80 acres
24-06	19N04W32B002	Willow Area	40 acres

ADOPTED by the Matanuska-Susitna Borough Assembly this 18 day of July, 2023.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Nowers, McKee, Yundt, Tew, Fonov, and Bernier

By: Lisa Gray
Introduced: January 15, 2024
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING BOROUGH LANDS FOR PURPOSE OF INCLUSION IN THE 2024 COMPETITIVE BID LAND SALE (MSB008023)

WHEREAS, the Borough land sales are a source of revenue for the Borough and community projects; and

WHEREAS, there is significant public interest in acquiring land through Borough land sale programs; and

WHEREAS, the benefit of transferring public land into private hands is economic development potential and increased revenue to the Borough tax roll; and

WHEREAS, public notice was initiated in accordance with MSB 23.05.025 and a Best Interest Finding is attached hereto; and

WHEREAS, the Best Interest Finding provides analysis and discussion of the following 2024 bid parcels; and

Parcel Number	MSB Tax ID Number	Location Area	Land Classification
24-01	19N04W29C007	Willow	General Purpose
24-05	19N04W32B003	Willow	General Purpose
24-07	19N05W25C004	Willow	General Purpose
24-08	19N05W11B001	Willow	General Purpose
24-09	25N05W01D001	Talkeetna Spur Rd	General Purpose

WHEREAS, pursuant to MSB 23.05.100, lands classified as General Purpose are those lands which, because of physical features, adjacent development, location, or size of the area, may be suitable for a variety of uses, or do not lend themselves to more limited classification under other land descriptions; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the classification of Borough land as stated herein for purpose of inclusion in the Matanuska-Susitna Borough 2024 Competitive Bid Land Sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2024.

CJ KOAN, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION

Regular Meeting Schedule for 2024

Approved:

Planning Commission Regular Meetings

Planning Commission Meeting Date	Agenda Items Due Cut-Off Date 5 P.M.	Packet Items Due Cut-Off Date 5 P.M.
Monday, January 15, 2024	Thursday, December 28, 2023	Wednesday, January 3, 2024
Monday, February 5, 2024	Friday, January 19, 2024	Wednesday, January 24, 2024
Monday, March 4, 2024	Friday, February 16, 2024	Wednesday, February 21, 2024
Monday, March 18, 2024	Friday, March 1, 2024	Wednesday, March 6, 2024
Monday, April 1, 2024	Friday, March 15, 2024	Wednesday, March 20, 2024
Monday, April 15, 2024	Friday, March 29, 2024	Wednesday, April 3, 2024
Monday, May 6, 2024	Friday, April 19, 2024	Wednesday, April 24, 2024
Monday, May 20, 2024	Friday, May 3, 2024	Wednesday, May 8, 2024
Monday, June 3, 2024	Friday, May 17, 2024	Wednesday, May 22, 2024
Monday, June 17, 2024	Friday, May 31, 2024	Wednesday, June 5, 2024
Monday, July 15, 2024	Thursday, June 27, 2024	Wednesday, July 3, 2024
Monday, August 5, 2024	Friday, July 19, 2024	Wednesday, July 24, 2024
Monday, August 19, 2024	Friday, August 2, 2024	Wednesday, August 7, 2024
Monday, September 16, 2024	Thursday, August 29, 2024	Wednesday, September 4, 2024
Monday, October 7, 2024	Friday, September 20, 2024	Wednesday, September 25, 2024
Monday, October 21, 2024	Friday, October 4, 2024	Wednesday, October 9, 2024
Monday, November 18, 2024	Friday, November 1, 2024	Wednesday, November 6, 2024
Monday, December 2, 2024	Friday, November 15, 2024	Wednesday, November 20, 2024
Monday, December 16, 2024	Wednesday, November 27, 2024	Wednesday, December 4, 2024
Monday, January 6, 2025	Monday, December 23, 2024	Thursday, December 26, 2024

There will be no meetings on February 20, September 4, and November 6 due to holidays and elections.

Joint Assembly/Planning Commission Meetings

Assembly/Planning Commission Meeting Date		
Tuesday, March 12, 2024		
Tuesday, October 8, 2024		

This Page Intentionally Left Blank



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645


Phone (907) 861-7822

www.matsugov.us

MEMORANDUM

DATE: January 4, 2024

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director 

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Dime Bag – Marijuana Retail Facility; 6298B01L002 (Staff: Peggy Horton)
- The Aardvark – Alcoholic Beverage Dispensary; 1454000L001 (Staff: Peggy Horton)
- Smoke Out Point – Marijuana Retail Facility; 2209B02L001A (Staff: Rick Benedict)
- Luiten on Big Lake – Variance; 6285000T001A (Staff: Peggy Horton)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- Northern Gravel & Trucking LLC – Earth Materials Extraction; 18N02E03B005 (Staff: Peggy Horton)
- Back Acres LLC – Earth Materials Extraction; 17N02E23A017 (Staff: Peggy Horton)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Mountain Gravel Investments – Earth Materials Extraction; 18N01E35C006 (Staff: Peggy Horton)
- Meadow Lakes Holiday – Alcohol Package Store; 17N02W09A014 & 17N02W09A022 (Staff: Rick Benedict)
- Northern Emerald – Marijuana Retail Facility; 3998000L002 (Staff: Rick Benedict)
- The Connoisseur – Marijuana Cultivation Facility; 8280000L001A (Staff: Rick Benedict)

Legislative

- Historic Preservation Plan (HPP) (Staff: Gerrit Verbeek)
- Municipal Separate Storm Sewer System (MS4) (Staff: Kim Sollien)
- MSB Borough-Wide Comprehensive Plan (Staff: Kelsey Anderson)
- Glacier View Comprehensive Plan Update (Staff: Leda Borys)
- Corridor Studies (Staff: Kim Sollien)
- Public Transit Plan (Staff: Kim Sollien and Maija DiSalvo)
- Amending MSB 17.59 Standardize definitions for lake management regulations (Staff: Alex Strawn)