

# MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION  
Doug Glenn, District 1  
Richard Allen, District 2  
C. J. Koan, District 3 - Chair  
Andrew Shane, District 4 – Vice-Chair  
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  
Majja DiSalvo, Planning Services Manager  
Jason Ortiz, Development Services Manager  
Fred Wagner, Platting Officer  
Lacie Olivieri, Planning Clerk

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

November 18, 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](mailto: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. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: October 21, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 24-32** A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

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

*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.*

**Resolution 24-31** A Conditional Use Permit In Accordance With MSB 17.30 – Conditional Use Permit For Earth Material Extraction Activities, For The Extraction Of Approximately 7,500,000 Cubic Yards Of Earth Material From An Extraction Site Of 153 Acres Within Three Parcels Totaling 235 Acres On 7955 E. Bogard Rd., 3182 N. Trunk Rd., 7801 E. Glade Ct., Tax ID#s 18N01E27A002, 18N01E27D001, 18N01E27D002. (Applicant: Dan Steiner, P.E. For Central Gravel Products; Staff: Peggy Horton, Current Planner)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

**Resolution 24-29** A Resolution Of The Matanuska-Susitna Brough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Clarify That Mobile Home Parks Are Not Permitted In The

Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And  
Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. 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.**