

By: Commissioners Koan
and Glenn
Action: Adopted

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 23-19

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING FAILURE OF AN ORDINANCE AMENDING MSB 17.30,
CONDITIONAL USE PERMIT FOR EARTH MATERIAL EXTRACTION ACTIVITIES,
BY CREATING A REGISTRATION PROCESS FOR EARTH MATERIAL EXTRACTION
OF 2,001 TO 10,000 CUBIC YARDS ANNUALLY

WHEREAS, it is the intent of MSB 17.30 to recognize the value
and importance of promoting the utilization of natural resources
within its boundaries and to allow resource extraction activities
while promoting the public health, safety, order, prosperity, and
general welfare of the Matanuska-Susitna Borough through
regulation of land use to reduce the adverse impacts of land uses
and development between and among properties; and

WHEREAS, the current ordinance was developed with significant
public and professional input; and

WHEREAS, the further purpose of MSB 17.30 is to promote
compatible, orderly development. These purposes are accomplished
by:

- (1) allowing for a public review process for earth
materials extraction activities in the Matanuska-
Susitna Borough;

OR 23-033
IM 23-081

- (2) enhancing the character and stability of residential, agricultural, business, commercial, and industrial areas, promoting the orderly and beneficial development of such areas by the owner permittee in a manner that will not devalue the extraction site or neighboring properties for future beneficial uses upon completion of gravel extraction;
- (3) promoting diversified land use and economic opportunity;
- (4) encouraging the most appropriate uses of land;
- (5) enhancing the natural, manmade, and historical amenities of the Matanuska-Susitna Borough;
- (6) recognizing and preserving traditional uses of land within the Matanuska-Susitna Borough;
- (7) protecting and enhancing the quality, peace, quiet and safety of neighborhoods; and

WHEREAS, material sites often occur near residential neighborhoods; and

WHEREAS, 10,000 cubic yards equates to roughly 1,000 loaded gravel trucks. This level of industrial traffic could have

significant impacts on surrounding residential neighborhoods, and could have an adverse impact to water quality and quality of life; and

WHEREAS, public testimony from individuals and industry support the current requirements of MSB 17.30; and

WHEREAS, the citizens of the Matanuska-Susitna Borough should be allowed the opportunity to provide input when commercial gravel operations want to locate within their vicinity; and

WHEREAS, reclamation should be required for all commercial gravel operations over 2,000 cubic yards; and

WHEREAS, MSB 17.30 already has an administrative permit process in place for small-scale gravel operations.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the Borough Assembly fail Ordinance 23-033 and modify existing code as follows:

(1) Increase the amount extracted under an administrative permit to 10,000 cubic yards;

(2) apply the requirement to allow taking down a hill but not dig a hole to all gravel operations over 2,000 cubic yards.

(3) set an annual cap on new administrative permits issued for earth materials extraction in individual RSA's.

BE IT FURTHER RESOLVED, that if the ordinance is adopted as proposed the Assembly should consider the following amendments:

(1) require recipients of small scale registrations to obtain LiDAR prior to operation in order to ensure the operation does not exceed 10,000 cubic yards.

(2) MSB 2.71 be amended to make it illegal for commissioners, assembly members, or family members thereof to apply for a registration until November 2, 2026.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 1st day of May, 2023.


WILLIAM KENDIG, CHAIR

ATTEST


KAROL RIESE, Planning Clerk

(SEAL)

YES: 7 Commissioners Rubeo, Fernandez, Glenn, Allen, Koan, Scoggin, Kendig

NO: \emptyset