

**SUBJECT:** INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE ACTING BOROUGH MANAGER ISSUING A PORT MACKENZIE DEVELOPMENT PERMIT TO COLASKA, INC. FOR THE INSTALLATION OF A TEMPORARY SILO AND TRUCK SCALE ON BOROUGH OWNED LANDS LOCATED WITHIN MSB Parcel Tax ID 7170000T001 AND 5909000T001-A (MSB007573).

**AGENDA OF:** November 17, 2020

**ASSEMBLY ACTION:**

*Presented to the Assembly 11-17-20*

*(Signature)*

**MANAGER RECOMMENDATION:** For information only.

**APPROVED BY** *George Hays* **BOROUGH MANAGER:** *George Hays*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>EH</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>OK</i>	
	Borough Attorney	<i>Jagals</i>	<i>10/26/20</i>
	Borough Clerk	<i>BDA</i>	<i>for Item 11-9-20</i>

**ATTACHMENT(S):** Port Development Permit (2 pp)

**SUMMARY STATEMENT:**

As directed by Borough administration, this is to inform the Assembly of the Acting Borough Manager's decision to approve a Port MacKenzie Development Permit to Colaska, Inc., pursuant to MSB 17.23.150 within 45 days of receipt of a completed application. The Borough Code deadline for action on the permit was November 6, 2020, and all code provisions were followed while adjudicating the application for the permit.

The purpose of the permit is to place a portable, temporary cement silo and truck scale to increase the efficiency of truck loading time. Colaska, Inc. will move the silo and scale between the former Alutiig Lease site and NPI's Lease site in order to export/move the super sacks of cement by truck throughout Alaska for its operations.

On October 19, 2020, the Matanuska-Susitna Borough Port Commission reviewed the proposed development and unanimously supported the Acting Borough Manager issuing Colaska, Inc. a Port MacKenzie Development Permit.



## MATANUSKA-SUSITNA BOROUGH

### Community Development Department

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## Port Development Permit

**PERMIT #:** 17232020001

**EFFECTIVE DATES:** October 23, 2020 – October 23, 2022

**PERMITTED SITES:** MSB Parcel Tax ID 7170000T001; 15.8 acres included in MSB007573; within Township 14 North 4 West, Section 23, Seward Meridian

MSB Parcel Tax ID 5909000T001-A; within Township 14 North 4 West, Section 26, Seward Meridian

**PERMITTEE:** Colaska, Inc.

**Action:** In accordance with Matanuska-Susitna Borough Code 17.23, a Port Development Permit for development and use of land within the Port District is hereby approved as referenced within this document. This permit is for the placement and operation of a cement silo and truck scale on an approximately 15.8 acre site within Parcel Tax ID 7170000T001. This permit also authorizes placement of the cement silo and truck scale on the site occupied by the NPI Warehouse. Permittee is authorized use of either site in accordance with an appropriate lease or land use permit. The extent of development and use of the land in the Port District are further addressed in the Borough Land Use Permit MSB007573. This decision is based on the findings of fact and conclusions of law contained in this document. This permit also authorizes the same proposed temporary infrastructure and use on Parcel Tax ID 5909000T001-A.

### General Requirements and Conditions:

All development and use of the permitted sites shall occur as described in the approved, amended application submitted and as further specified by the conditions listed herein. Any variance from the requirements or conditions of this permit, or from borough code, may be grounds for penalties as authorized by borough code.

### Specific Conditions of the Port Development Permit:

1. Vehicles and equipment will be staged at a designated location and all equipment must be inspected for leaks prior to use each day.
2. Applicant will comply with all requirements of Land Use Permit MSB007573 and appropriate permit or lease for the NPI Warehouse.
3. If the operation expands or alters, an amendment to this permit is required.



4. Any hazardous materials, drips, leaks, or spills will be promptly attended to and properly treated.
5. Any materials that are in contact with hazardous materials will be properly disposed of.
6. Adherence to the National Pollutant Discharge Elimination System that addresses construction exits to minimize off-site vehicle tracking of sediments and discharges to storm water.

The decision may be appealed within 21 days of the date of approval by the Borough Manager in accordance with MSB 15.39 – Board of Adjustment and Appeals.



George Hays  
Acting Borough Manager

10/28/2020

Date of Issuance