

By: Susan Lee
Introduced: February 1, 2016
Public Hearing: March 7, 2016
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-07**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN INTERIM MATERIALS DISTRICT, KNOWN AS ALSOP EAST PIT, LOCATED ON POINT MACK PH. I IN SUBDIVISION, TRACT A, WITHIN TOWNSHIP 15 NORTH, RANGE 4 WEST, SECTION 27, SEWARD MERIDIAN.

WHEREAS, an application for an Interim Materials District (IMD) was submitted by the MSB Land & Resource Management Division to remove earth materials from Tract A, Point Mack Ph. I Subdivision, located within Township 15 North, Range 4 West, Section 27, Seward Meridian; and

WHEREAS, it is the intent of the Matanuska-Susitna Borough to recognize the value and importance of promoting the utilization of natural resources within its boundaries; and

WHEREAS, the purpose of MSB 17.28 is to establish an Interim Materials District within the Borough to allow resource extraction activities as an interim use of land while promoting the public health, safety, order, prosperity, and general welfare of the borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties; and

WHEREAS, it is the further purpose of MSB 17.28 to promote compatible and orderly development; and

WHEREAS, the Planning Commission has reviewed this application, associated materials, and the staff report, with respect to standards set forth in MSB 17.28; and

WHEREAS, findings of fact and conclusions of law have been listed in the staff report; and

WHEREAS, the Planning Commission conducted a public hearing on March 7, 2016 regarding this IMD request; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District is compatible with the goals and policies of the Point MacKenzie Community Comprehensive Plan (2011); and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District does not negatively affect public health, safety or general welfare; and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District has met the site development standards of this chapter including compliance with all required local, state, and federal laws; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.28 and adopts the findings of fact and conclusions of law within the staff report and hereby recommends approval of the designation of Interim Materials District known as Alsop East Pit, with the following conditions:

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. All aspects of the operation shall comply with the description detailed in the application material and an amendment to the IMD shall be required prior to any alteration or expansion of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the application site plans dated August 11, 2015 and February 22, 2016.
4. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected by the operator for leaks at the end of each day.
5. On-site maintenance of vehicles shall be done in an area where all leaks can be contained with drip pans or other discharge prevention devices.
6. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
7. A Storm Water Pollution Prevention Plan (SWPPP) approved by the Environmental Protection Agency (EPA) for the cumulative impact of the IMD shall be provided to the Planning Department prior to operating.
8. All construction exits shall comply with standard Alaska Pollutant Discharge Elimination System

requirements to minimize off-site vehicle tracking of sediments and discharges to storm water.

9. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.
10. The operation shall comply with the maximum permissible sound level limits allowed in MSB Code, per the requirements of MSB 17.28.060(A)(5)(a) - Site Development Standards and MSB 8.52 - Noise, Amplified Sound, and Vibration.
11. If illumination devices are required, they shall not be greater than 20 feet in height, shall utilize downward directional shielding devices, and shall meet the requirements of MSB 17.28.060(A)(6) Lighting Standards.
12. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.
13. Borough staff shall be permitted to enter onto any portion of the property to monitor compliance with permit requirements. Such access will at a minimum be allowed on demand when activity is occurring and, with prior verbal or written notice, and at other times as

necessary to monitor compliance. Denial of access to Borough staff shall be a violation of the Interim Materials District.

14. The applicant and/or operator shall comply with the reclamation standards of MSB 17.28.067.
15. Reclamation shall be executed in accordance with the Memorandum of Understanding (MOU) dated April 26, 1999, included in the application material.
16. Visual screening shall be achieved and maintained by using a combination of a 100-foot wide natural vegetation buffer around the west, south and east perimeters of the site and an additional 300-foot wide vegetation buffer between the project boundaries and Alsop Road, as described in the application material. In areas of the site where the natural vegetation has been previously logged up to the property line, a berm at least 10 feet in height between the work area and the 100-foot wide buffer strip shall be constructed.
17. An undisturbed buffer shall be left and no earth material extraction activities shall take place within 100 linear feet from a lake, river, stream, or other water body, including wetlands. The 100-foot buffer shall be clearly demarcated prior to any work

conducted, including, but not limited to, clearing, grubbing, and staging of equipment or materials.

18. All permits related to access development shall be obtained prior to operating.
19. All activity shall be conducted in compliance with state or federal regulations governing the items listed in MSB 17.28.040(B)(1), 17.28.040(B)(2), and 17.28.040(B)(3).
20. A performance bond as well as any other bonds necessary to cover road maintenance shall be included in the contract with the operator.
21. The hours of operation shall be limited to 7 a.m. to 10 p.m., Monday through Saturday.
22. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.
23. The IMD must be approved by the Matanuska-Susitna Borough Assembly.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission recommends approval of the designation of Interim Materials District for the Alsop East Pit.

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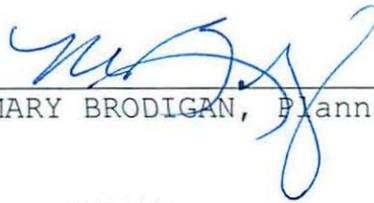
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ADOPTED by the Matanuska-Susitna Borough Planning
Commission this 7th day of March, 2016.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk



YES: Klapperich, Anderson, Healy, Vague, and Rauchenstein

NO: Adams