

By: Eileen Probasco
Introduced: March 7, 2016
Public Hearing: March 21, 2016
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-09**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING THE ASSEMBLY ADOPT THE PORT MACKENZIE MASTER PLAN, 2016 UPDATE.

WHEREAS, The Port MacKenzie Master Plan was adopted by the borough assembly in January 1998; and

WHEREAS, since that time, a barge dock, deep-draft dock and a bulk material conveyor have been constructed, the barge dock has been expanded, Don Young Road and the Point MacKenzie Road have been paved; and

WHEREAS, in addition, a rail loop is under construction, businesses have leased land within the Port District; and

WHEREAS, the Borough has updated the Port MacKenzie Master Plan to reflect port improvements as well as current and future port uses and needs; and

WHEREAS, the planning commission has identified several minor amendments to the plan as follows:

MISSION

~~To develop a world class Alaskan deep water port capable of safety and efficiently transporting people and commodities.~~

TO DEVELOP A PREMIERE DEEP-WATER PORT CAPABLE OF SAFELY AND EFFICIENTLY TRANSPORTING BULK COMMODITIES AND PROJECT CARGOES INTO AND OUT OF SOUTHCENTRAL ALASKA.

2.1 Security

The Port Physical Security Plan was ~~recently~~ updated IN 2015 and approved by the Coast Guard. ~~The next update to the security plan will be required in 2015.~~ Port security inquiries should be forwarded to the Port Director.

Add a paragraph at the end of Section 4.2 as follows:

CURRENTLY THE ROADS IN THE PORT ARE MAINTAINED THROUGH ROAD SERVICE AREA FUNDS. AS DEVELOPMENT EXPANDS, THE METHOD OF MAINTENANCE FUNDING SHOULD BE REVIEWED.

4.6 Traffic Circulation, amend second paragraph as follows:

While some industrial traffic will continue to utilize Point MacKenzie Road as a means to access the docks, industrial traffic will be controlled to mitigate conflict between private vehicles and heavy industrial traffic. ~~Traffic signals at the ferry queuing area and ferry terminal will be installed when necessary.~~

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5.1 Facilities/Utilities Introduction

Add a 3rd paragraph at the end of this section as follows:

IDENTIFICATION OF LOCATIONS/ROUTES OF MAJOR INFRASTRUCTURE AND UTILITIES IN THE PORT NEEDS TO BE A PRIORITY. WHEN PARCELS ARE LEASED FOR DEVELOPMENT, IT NEEDS TO OCCUR IN A MANNER THAT ENSURES THAT PORT INFRASTRUCTURE NEEDS ARE NOT COMPROMISED.

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5.2 Terminal Building should be amended as follows:

A 7,000 square foot terminal building was constructed in 2006 at the southeast end of the barge dock. IT WAS ORIGINALLY INTENDED TO ACT AS THE TERMINAL FOR THE PROPOSED FERRY, HOWEVER, SINCE THE FERRY IS NO LONGER BEING CONSIDERED, THE BUILDING IS CURRENTLY BEING USED FOR PORT ACTIVITIES. The terminal building includes office space, A CONFERENCE ROOM, storage and restroom areas. THERE ARE 7 OFFICE SPACES, 3 WHICH ARE CURRENTLY USED BY THE BOROUGH, AND 4 WHICH ARE BEING LEASED OUT.

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At the end of 6.1 Administrative, add #9 as follows:

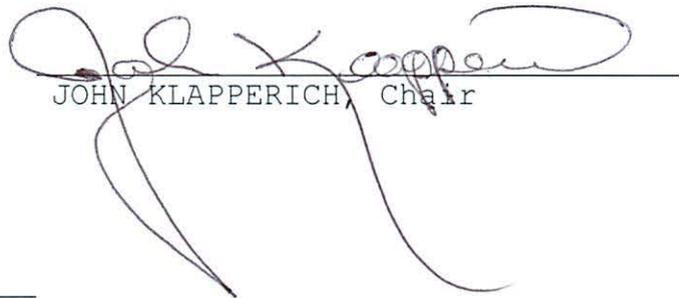
9) WHEN NECESSARY, PROVIDE FOR SPECIAL SUBDIVISION REGULATIONS WITHIN THE PORT DISTRICT, TO ACCOMMODATE THE UNIQUE ROAD CONSTRUCTION STANDARDS AND LEASE REQUIREMENTS WHICH MAY DIFFER FROM THE NORMAL REQUIREMENTS IN THE SUBDIVISION CODE.

WHEREAS, Appendix D "Department of Emergency Services, Port MacKenzie District Emergency Services 20-year Plan" is outdated and should be revised within a six month period, and incorporated into the plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends incorporation of the minor amendments identified in this resolution into the Port MacKenzie Master Plan, 2016 Update.

BE IT FURTHER RESOLVED, that the Commission recommends assembly adoption of the amended Port MacKenzie Master Plan, 2016 Update.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of March, 2016.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)



PASSED UNANIMOUSLY: Klapperich, Anderson, Healy, Vague, Kendig, and Rauchenstein.