

By: Mark Whisenhunt  
Introduced: May 2, 2016  
Public Hearing: May 16, 2016  
Action: Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 16-21**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN INTERIM MATERIALS DISTRICT, KNOWN AS CENTRAL LANDFILL; IN TOWNSHIP 17 NORTH, RANGE 1 EAST, SECTION 1, PARCELS D5 (TAX ID# 17N01E01D005), SEWARD MERIDIAN.

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WHEREAS, an application for an Interim Material District was submitted by MSB Land & Resource Management to remove earth materials from the Central Landfill parcels, located within Township 17 North, Range 1 East, Section 1, 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 May 16, 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 applicable comprehensive plans; 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 Central Landfill, with the following conditions:

1. The operation 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 Interim Materials District 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 applicant's site plan included with the application.
4. Visual screening shall be achieved and maintained by maintaining the topographical buffer as described in the application material.
5. The section line easements within the Interim Materials District must be vacated or a Matanuska-Susitna Borough Construction permit shall be obtained prior to operating within any section line easement.
6. Vehicles and equipment shall be staged at a designated location and all equipment shall be inspected for leaks daily.
7. 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.

8. All hazardous materials, drips, leaks, or spills shall be promptly attended to and properly treated.
9. 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.
10. Dust control shall be achieved at the gravel pit, rock screener, crusher, and roads as necessary.
11. 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.
12. All extraction activities, including all activities that cause noise, dust, or traffic, shall be limited to 8am to 6pm, Monday through Saturday, except rock crushing and screening activities are limited to 8am to 5pm, Monday through Friday.
13. If cultural remains are found during material extraction activities, the MSB Cultural Resources Division shall be contacted immediately so the remains can be documented.

14. A four-foot vertical separation shall be maintained between all excavation and the seasonal high water table.
15. 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.
16. 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).
17. The Planning Commission recommends that a portion of the gravel royalties be used to retain trash on site.
18. Land clearing and earth materials extraction activities associated with this IMD shall be coordinated and phased with the need for additional landfill cells to avoid removal of vegetation and earth materials before those areas are needed for landfill operations.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission recommends approval of the designation of Interim Materials District for Central Landfill and will forward their recommendation to the Borough Assembly.

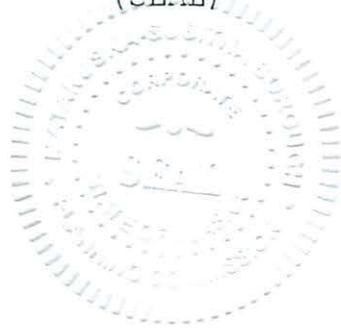
ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16<sup>th</sup> day of May, 2016.

  
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JOHN KLAPPERICH, Chair

ATTEST

  
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MARY BRODIGAN, Planning Clerk

(SEAL)



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