

By: Mark Whisenhunt  
Introduced: March 7, 2016  
Public Hearing: March 21, 2016  
Action: Failed

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

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION MAKING A RECOMMENDATION AND PROVIDING FINDINGS OF FACT TO SUPPORT DENIAL OF RESOLUTION 16-08.

---

WHEREAS, Resolution 16-08 was for recommending Assembly approval of an Interim Materials District, known as Lakeside Sand & Gravel, located within the northwest one-quarter of the northwest one-quarter of Section 25, Township 17 North, Range 04 West, Seward Meridian; and

Whereas, the planning commission conducted a public hearing on March 21, 2016 on this matter; and

Whereas, the Planning Commission's vote on the motion to approve the Interim Materials District failed to garner a majority vote on March 21, 2016; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission reports to the Assembly per MSB 17.28.080(c) and recommends denial of the request for Interim Materials District, known as Lakeside Sand & Gravel, based on the following findings of fact and conclusions of law:

1. While the applicant has met the standards applicable in MSB 17.28.050 and MSB 17.28.060, as proposed the

Interim Materials District would conflict with the Big Lake Comprehensive Plan.

2. The subject property is located within the boundary of the Big Lake Comprehensive Plan, updated and adopted in August, 2009.
3. The subject parcel is located within the *Dispersed Residential* land use district as identified in the Big Lake Comprehensive Plan.
4. According to the Big Lake Comprehensive Plan, *Dispersed Residential* is described as "rural residential areas, where lots sizes are larger and the natural setting is more dominant. This is currently the most predominant land use density in the Big Lake area."
5. The intent of the Comprehensive Plan is to identify and encourage a general pattern of development that best meets the community goals and to "accommodate growth while holding onto characteristics that make Big Lake a good place to live and visit."
6. Establishing an Interim Materials District at this location would conflict with the Land Use and Environment Goals section of the Big Lake Comprehensive Plan it states: "The overarching goal of this plan is protect Big Lake's special character as a

place to live and visit while accepting and even encouraging growth. Without guidance, as the area grows, the community risks losing these qualities that makes Big Lake a distinctive place - its undeveloped open spaces, good views, wildlife, and out-the-door access to recreation. At the same time, growth in the community can bring many benefits, providing new places for people to live, creating new opportunities for local employment, and generally leading to a more vital community."

7. Establishing an Interim Materials District at this location would conflict with the Land Use and Environment Goals section of the Big Lake Comprehensive Plan: "Provide for Freedom to Enjoy our Properties - The plan supports a balance of freedom to use property as individuals chose up to that point where one person's use limits the rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property", as an Interim Materials District is not in harmony with the surrounding existing residential and recreational uses.

8. Establishing an Interim Materials District at this location would conflict with the Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4: *"Natural Vegetation/Site Disturbance - Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear cutting the entire parcel prior to selling or developing land is strongly discouraged."*
9. Establishing an Interim Materials District at this location would conflict with Strategies to Achieve Land Use Goals section, under the Development Guidelines of Strategy 4: *"Commercial Uses/Home-based Businesses in Predominately Residential Areas - The plan supports a variety of home based businesses and residential-compatible commercial uses in predominately residential areas, but encourages these uses to be designed to not impact neighbors. Subdivisions can address this to some extent through protective covenants. Guidelines for home-based businesses and other commercial activities in predominately residential areas include: Discourage high-volume or high-traffic activities; businesses should not create nuisances of excessive people and vehicle traffic; Minimize the offsite evidence of*

*business operation - noise, smells, litter, odors, and public safety calls; Use special screening and wider setbacks to reduce visual impacts of business operations on surrounding residences.; Screen dumpsters, service entries; Avoid using bright lights that wash onto adjoining properties; Use unobtrusive signage", as an Interim Materials District produce high-traffic activities in an existing residential area.*

10. The proposed Interim Materials District known as Lakeside Sand & Gravel is not consistent with the Big Lake Comprehensive Plan, updated and adopted in August, 2009.

/

/

/

/

/

/

/

/

/

/

/

/

ADOPTED by the Matanuska-Susitna Borough Planning  
Commission this \_\_\_ day of \_\_\_\_, 2016.

---

JOHN KLAPPERICH, Chair

ATTEST

---

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Anderson, Healy, and Vague

NO: Klapperich, Kendig, and Rauchenstein