

By: Susan Lee  
Introduced: August 1, 2016  
Public Hearing: August 15, 2016  
Action: Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 16-28**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN INTERIM MATERIALS DISTRICT, KNOWN AS DENALI HIGHWAY MILEPOST 99, LOCATED WITHIN TOWNSHIP 19 SOUTH, RANGE 2 WEST, SECTIONS 10 AND 15, FAIRBANKS MERIDIAN.

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WHEREAS, an application for an Interim Materials District (IMD) was submitted by the State of Alaska, Department of Transportation & Public Facilities (DOT&PF) to extract up to 500,000 cubic yards of material within a 69.91 acre parcel of property located within Township 19 South, Range 2 West, Sections 10 and 15, Fairbanks 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 August 15, 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 Matanuska-Susitna Borough Comprehensive Plan (2005 Update); and

WHEREAS, the Planning Commission finds that the proposed Interim Materials District will not be harmful to the 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 that 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 Material District known as Denali Highway Milepost 99, 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 expansions of the material extraction operation.
3. Material extraction shall be limited to the areas identified in the site plans received by the borough June 8, 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. If a project is planned for the site that requires a Storm Water Pollution Prevention Plan (SWPPP), a copy

of the approved SWPPP 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 Planning Department 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. Visual screening shall be achieved and maintained by using a combination of the esker ridges near the Denali Highway and a 100-foot wide undisturbed buffer maintained along the Denali Highway right-of-way and along the section line easement on the east boundary. A 50-foot wide undisturbed buffer will be maintained around the remaining perimeter of the site.
16. If mining activities take place within 300 feet of the property boundaries, visual buffers a minimum of ten feet in height, including vegetative buffers and/or earthen berms shall be employed.
17. 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).

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission recommends approval of the designation of Interim Materials District for the Denali Highway Milepost 99 Pit.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 15<sup>th</sup> day of August, 2016.



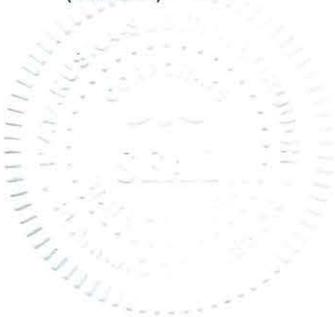
JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)



YES: *Klapperich, Anderson, Stealy, Vague, Kendig, and Raichenstein*  
NO: