

Attach a narrative describing the proposed extraction activities.	Attached
Describe the types of material being extracted.	X
Provide total acreage of all parcels on which the activity will occur.	X
Provide total acreage of earth material extraction activity.	X
Provide total cubic yards to be extracted.	X
Provide the estimated final year extraction will occur.	X
Provide seasonal start and end dates.	X
Provide hours of operation.	X
Provide days of the week operations will take place.	X
Provide proposed peak hour and traffic volume at the peak hour	X
Provide estimated end date of extraction.	X
Provide estimated end date of reclamation.	N/A
Describe all other uses occurring on the site.	N/A
Describe methods used to prevent problems on adjacent properties, such as lateral support (steep slopes), water quality, drainage, flooding, dust control, and maintenance of roads.	X
Describe how the operation will monitor the seasonal high water table.	X
Provide quantity estimates and topographical information such as cross section drawings depicting depth of excavation, slopes, and estimated final grade.	X
Provide Reclamation Plan in accordance with MSB 17.28.063 and 17.28.067.	N/A

Submit a detailed site plan, <u>drawn to scale</u>. Drawings under the seal of an engineer or surveyor are recommended but not required.	Attached
Identify location of permanent and semi-permanent structures on the site for verification of setback requirements. Include wells and septic systems.	X
Depict buffer areas, driveways, dedicated public access easements, noise buffers (such as fences, berms or retained vegetated areas), and drainage control such as ditches, settling ponds, etc.	X
Identify the entire area intended for gravel/material extraction activity.	X
Identify the property boundary containing the operation.	X
Identify ADEC Drinking Water Protection Areas wherever proposed project area boundaries fall within drinking water protection area buffer zones.	X
Identify areas used for past and future phases of the activity.	X
Provide road and access plan that includes anticipated vehicle routes and traffic volumes. If the level of activity exceeds the minimum levels specified in MSB 17.61.090, Traffic Standards, a traffic control plan consistent with state regulations may be required.	X
Provide detailed description of the proposed visual screening.	X
Provide measures to mitigate or lessen noise impacts on surrounding properties.	X
Provide proposed lighting plan.	X

Submit documentation showing compliance with borough, state, and federal laws.	Applied for (list file #)	Attached (list file #) or N/A
Submit mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land.	N/A	N/A
Provide reclamation plan as required by ADNR, pursuant to AS 27.19. Provide copy of reclamation financial assurance filed with the State of Alaska (If exempt, provide qualifying documents for exemption).	N/A	N/A
Provide Notice of Intent (NOI) for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Environmental Protection Agency (EPA) pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements.	N/A	N/A
Provide United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes, and streams.	N/A	N/A
Provide any other applicable permits, such as driveway/access permits; list as appropriate.		N/A

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation at the public hearing.

OWNER'S STATEMENT: I am owner or authorized agent of the following property:

MSB Tax Account ID #(s) 16N04W03A009 and, I hereby apply for approval of conditional use permit for earth material extraction activities on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.28, MSB 17.30, and with all other applicable borough, state, and federal laws, including but not limited to, air quality, water quality, and use and storage of hazardous materials, waste and explosives, per MSB 17.30.055.

I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land. Additionally, I agree to comply with MSB 17.30.120, Transfer of Conditional Use Permit, in the event this permit is transferred to a subsequent property owner.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

		
Signature: Property Owner	Printed Name	Date

Signature: Agent	Printed Name	Date
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PERMIT CENTER – FEE RECEIPT FORM

Property Location: 16N04W03A009 Applicant: Ficklin Gravel

	USE PERMITS {100.000.000.341.300}	Fee
<input type="checkbox"/>	8.35 Public Display of Fireworks	\$25.00
<input type="checkbox"/>	8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
<input type="checkbox"/>	8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
<input type="checkbox"/>	8.52 Temporary Noise Permit	\$1000.00
<input type="checkbox"/>	8.55 Special Events Permit 500 – 1000 Attendees	\$500.00 \$1,000.00
<input type="checkbox"/>	8.55 Special Events Permit Site Monitor Fee / Per Day 1000+ Attendees	\$300.00
<input type="checkbox"/>	17.02 Mandatory Land Use Permits Commercial	\$25.00 \$150.00
<input type="checkbox"/>	17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
<input type="checkbox"/>	17.06 Electrical Generating & Delivery Facility Application	\$500.00
<input type="checkbox"/>	17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
<input type="checkbox"/>	17.17 Denali State Park Conditional Use Permit	\$1500.00
<input type="checkbox"/>	17.18 Chickaloon Special Land Use District CUP	\$1500.00
<input type="checkbox"/>	17.19 Glacier View Special Land Use District CUP	\$1500.00
<input type="checkbox"/>	17.23 Port MacKenzie Development Permit	\$1000.00
<input type="checkbox"/>	17.25 Talkeetna Conditional Use Permit	\$1500.00
<input type="checkbox"/>	17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
<input type="checkbox"/>	17.27 Sutton Special Land Use District CUP	\$1500.00
<input type="checkbox"/>	17.29 Flood Damage Prevention Development Permit	\$100.00
<input type="checkbox"/>	17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
<input checked="" type="checkbox"/>	17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
<input type="checkbox"/>	17.30.050 Earth Materials Extraction CUP	\$1500.00
	17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots	\$500.00 \$100.00
	Additional Lots or tracts being created – Per Lot	
<input type="checkbox"/>	17.48 Mobile Home Park Permit Application	\$500.00
<input type="checkbox"/>	17.52 Residential Land Use District App (Rezone)	\$1,000.00
<input type="checkbox"/>	17.52 Conditional Use Permit Application CUP	\$1,500.00
<input type="checkbox"/>	17.55 Shoreline Setback Exception Application	\$300.00
<input type="checkbox"/>	17.60 Conditional Use Permit Application	\$1500.00
<input type="checkbox"/>	17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
<input type="checkbox"/>	17.62 Coal Bed Methane	\$1500.00

<input type="checkbox"/>	17.63 Conditional Use Permit for Racetracks	\$1500.00
<input type="checkbox"/>	17.65 Variance	\$1500.00
<input type="checkbox"/>	17.67 Tall Structures - Network Improvement Permit Nonconforming Use Administrative Permit Conditional Use Permit	\$100.00 \$200.00 \$500.00 \$1500.00
<input type="checkbox"/>	17.70 Regulation of Alcoholic Beverage Use Permit Application	\$1500.00
<input type="checkbox"/>	17.73 Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
<input type="checkbox"/>	17.75 Single-Family Residential Land Use District	\$500.00
<input type="checkbox"/>	17.76 Large Lot Single-Family	\$1000.00
<input type="checkbox"/>	17.80 Nonconforming Structure Pre-Existing Legal Nonconforming	\$300.00
<input type="checkbox"/>	17.90 Regulation of Adult Businesses Matanuska Susitna Borough	\$1500.00
	Payment Date Friday, April 7, 2023 Deposit Number 49222 Operator buck1936	

	RIGHT-OF-WAY FEES:		
<input type="checkbox"/>	Driveway	Real 2023 (Total) \$0.00 MCR (Planning/Platting) \$1,000.00	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226	Misc Rec	\$150.00
<input type="checkbox"/>	Construction	Tax Map # 2MISC	\$200.00
<input type="checkbox"/>	Utility (Application Fee = \$100.00) - Distance Fee \$0.25/per linear foot		
<input type="checkbox"/>	Encroachment		\$150.00
<input type="checkbox"/>	Construction Bond {100.226	Total Paid \$1,000.00 Cash \$1,000.00 Change \$0.00	

	PLATTING PRE-APPLICATION FEES:		
<input type="checkbox"/>	Pre-Application Fee	Receipt Number msb91865477 4/7/2023 2:33:29 PM Paid By FICKLIN GRAVEL Cashier Id. buck1936	\$50.00

	FEES:		
<input type="checkbox"/>	Flood Plain Development Surcharge		\$10.00
<input type="checkbox"/>	CD/DVD/DVD-R		\$7.50
<input type="checkbox"/>	Construction Manual/Title 43		\$5.00
<input type="checkbox"/>	Plat Map/Tax Map Copies/Maps		\$5.00
<input type="checkbox"/>	Color Maps		\$12.00
<input type="checkbox"/>	Xerox Copies (B/W = \$0.25 per page, Color \$1.00/page, 16GB = \$15.00/page)		
<input type="checkbox"/>	Advertising Fees		
<input type="checkbox"/>	Cultural Resources Books or Maps		
<input type="checkbox"/>	Citation Payment (If sent to court)		
<input type="checkbox"/>	Thumb Drive 2GB = \$5, 4GB = \$10, 16GB = \$15		

\$ 1000.00 Amount Paid

17 By: AB

Appendix A



1. Parcel information

- a. Tax Id Number is 16N04W03A009
- b. The physical address is 20254 W Susitna Parkway, Big Lake, Alaska
- c. Total parcel acreage is 22.08 acres

2. Extraction

- a. The type of materials being extracted will be topsoil, gravel, and screened gravel.
- b. The acreage of earth material extraction activity will be approximately 5 acres under the administrative permit.
- c. It is estimated that the 5-acre area contains approximately 60,000 cubic yards of mineable material. The highest point of the property at West Susitna Parkway is approximately 264' in elevation. The lowest point in the south corner is approx. elevation 210'. (See cross section A-A) The anticipated final lowest cut grade will be approximately 210' as to leave a base for road construction and future development. All cut slopes will be 2 horizontal to 1 vertical as necessary for stabilization. This area is labeled "PHASE 1" on the site map.
- d. The estimated end date of extraction would be approximately November 1, 2025 under the administrative permit with a 6 month extension or until covered under a conditional use permit.

3. Operations

- a. The seasonal start and end dates every year will follow spring break-up and Borough and State guidelines for roadway weight restrictions. Winter shut-down will be determined by frozen ground and typically match road construction (Nov.).
- b. Anticipated operations will take place between 7:00am to 7:00pm. Business hours will be adjusted within stated times depending on demand.
- c. Due to a short construction season, operation will take place in some capacity seven days a week.
- d. Proposed peak hour will depend on the project served, but should be about 2pm. Maximum traffic volume expected at peak hour serving a project within a few miles will be 24 total trips. Typical peak hour volumes during normal operations would be approx. 8-10 trips per hour. Signage will be placed in advance of the driveway during heavy operations similar to "trucks entering roadway".

4. Reclamation

- a. Total un-reclaimed area will remain under 5 acres, exempt per State Statute 27.19.050.

5. Methods to prevent problems on adjacent properties:

- a. The subject property is surrounded by parcels on the Northwest side of the northern boundary that are 5-acre parcels and are owned by the subject property owner. The Southwest boundary of the subject parcel is bordered by a subdivision that has approximately 4-5 acre lots abutting the parcel boundary. The south boundary is a Matsu Borough owned parcel that is a large and undeveloped. On most of the Eastern boundary of the parcel, there is a large parcel that is undeveloped. On the northeast

boundary, there is an acre parcel that is at a higher elevation and against Susitna Parkway than the majority of the subject property. The one-acre parcel has a dilapidated structure that encroaches on the subject property. The very northern flag of the subject property is bordered by West Susitna Parkway. The areas of cut to the North and East will be sloped to a natural angle of repose and stabilized. It is in the best interest of the developer to make the cut slopes functional while maximizing the area contained within the borders. Since future residential lot development is anticipated, final grades will be comparable to surrounding areas in order to make for pleasant and useful lots. Steeper slopes will only exist where naturally occurring and be minimized elsewhere.

- b. Water quality and drainage are not expected to be issues as the subject property has a low spot in the southwest corner. Water will be drained to the low spot and stay on the property. Drainage considerations will be made throughout development to ensure all future lots and infrastructure are protected. Porous gravel is anticipated to be encountered in excavation.
- c. Dust control will be achieved by use of best management practices and use of a water truck as needed. Track-out will be minimized using stable gravel routes and sweeping will occur as needed.
- d. Maintenance of MSB or AKDOT roads is not anticipated. Access will be from West Susitna Parkway. The apron will be paved to connect to the paved road and any repairs or sweeping to apron will be completed during operations.
- e. Seasonal high-water table is not anticipated to be encountered on the property. During each phase of operations, test holes will be installed in order to verify to absence of groundwater. If groundwater is found, the cut will be adjusted to leave buildable residential lot with adequate septic depth or approximately 10' to water. The closest well logs available indicate the ground water is about 50' below the proposed grades.
- f. Existing vegetation is a mix of native birch and spruce and is anticipated to provide adequate visual and sound barrier when left as a buffer.

6. Site Plan

- a. There are no existing structures, or well and septic on subject property (with the exception of the encroachment).
- b. A general buffer layout is depicted on the site map with additional berms to be constructed as necessary during phasing.
 - i. The remainder of the west side of the property will be a vegetative buffer. This is labeled as potential future phases. The remaining property boundary lines will have a 50' vegetative buffer. There is a 33' section line easement on the east boundary of the property. There will be a topsoil berm constructed against the section line easement to create a buffer and stage material for future reclamation.
 - ii. Access will be within a constructed approach from West Susitna Parkway and internal paths will be developed as needed.
 - iii. Drainage structures and settling ponds are not anticipated and the need will be evaluated throughout construction.

- c. Wetland and water-body identification: Wetlands are not located within the subject property. Other wetlands within the ½ mile radius of the proposed development appear to be as follows: One small depression approximately 750' to the south, a few small depressions to the north, and a small kettle towards Big Lake. Topography and distance separate all surrounding waterbodies to the point where impact is impossible. The nearest lake is Big Lake that is 1/3 of a mile to the north and separated by Susitna parkway and topography. The subject property drains away from Susitna Parkway.
- d. Land use in the surrounding area is a mix of residential and undeveloped. A radius of ½ mile is depicted on the attached map. One commercial greenhouse is within a ½ mile radius to the north. Most landownership surrounding the site is private. The property bordering the south is Matanuska-Susitna Borough owned.
- e. Any semi-permanent equipment will be located within the proposed development. The use of dredges or batch plants is not anticipated. If a small-scale screening plant or mobile screen plant is used it will be centrally located within the area.
- f. Areas of visual screening are depicted on the site plan. Access road at the approach will be the only area not screened. There is no intention of creating an additional berm to the north, west, and south as topography and existing vegetation (Birch and Spruce) create a natural barrier. In the event that the adjacent land is developed by others; accommodations will be made to adjust screening measures.
- g. Noise mitigation will be achieved by the same means as the visual screening. The focus of the buffer and nuisance mitigation will be primarily along the eastern boundary. Hours of operation will support the adherence to the limits set by code.
- h. Lighting is not anticipated. If lighting becomes necessary, downward directional shielded lights will be utilized. All lighting will also be aimed into the project site and arranged behind berms as not to create a nuisance to the residential area.
- i. Reserved (additional Requirements)

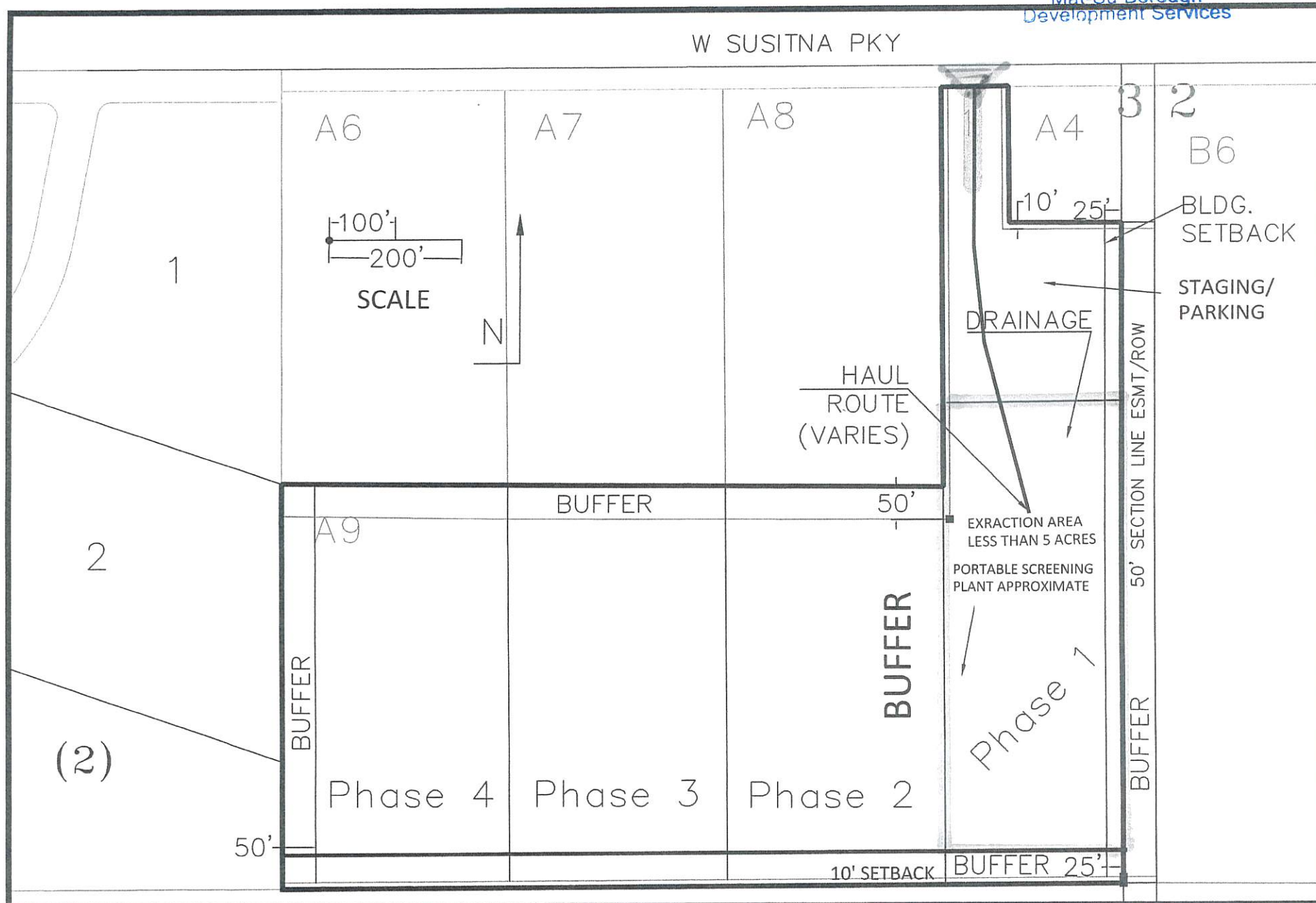
7. Additional Documentation

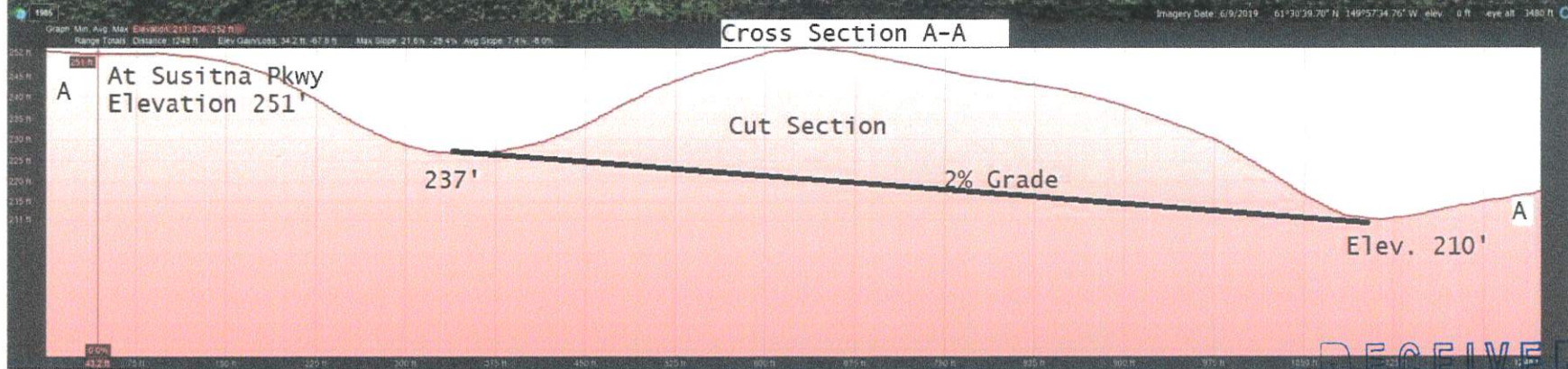
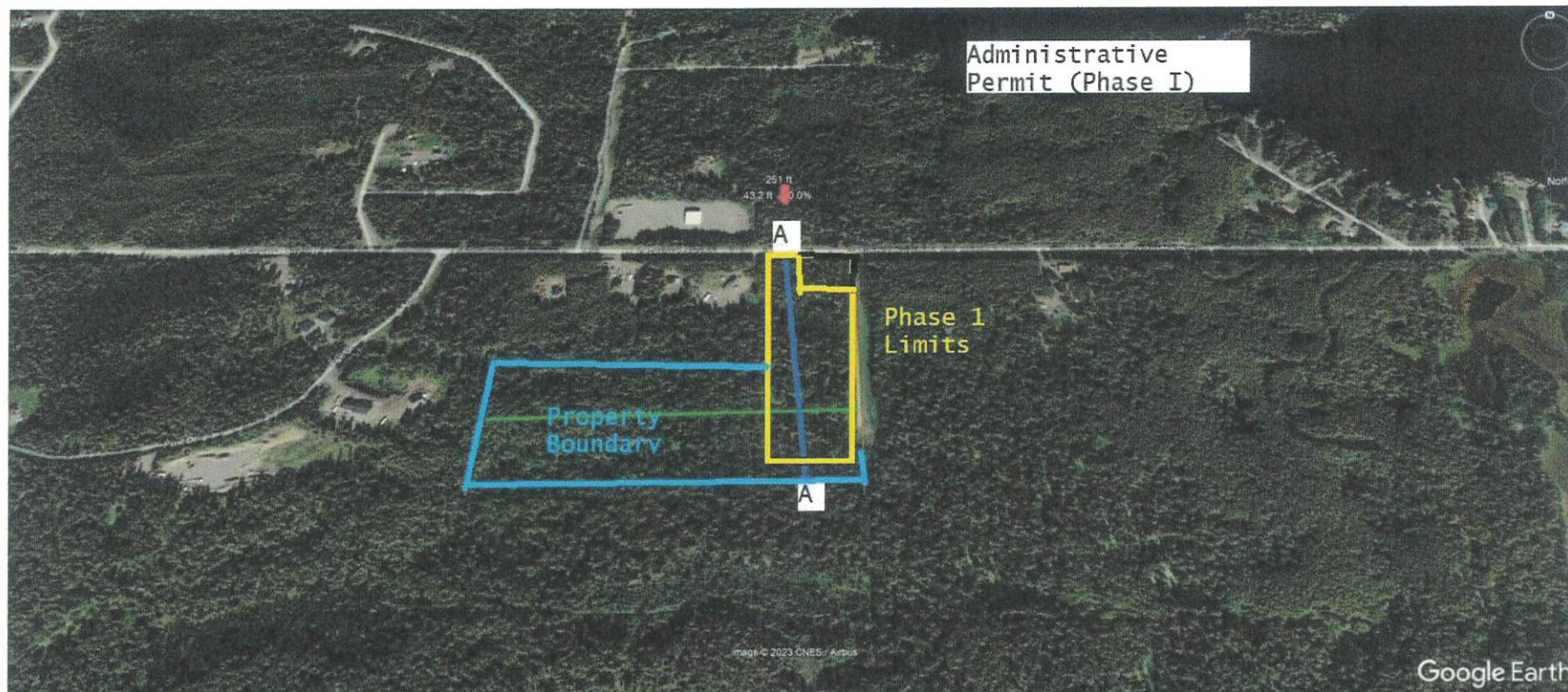
- a. Mining Permit as required by the Alaska State Department of Natural Resources
 - i. Gravel extraction is not taking place on state land. State Statute does not consider sand and gravel as mining. No mining permit is required.
- b. Reclamation Plan as required by ADNR, pursuant to AS 27.19
 - i. Less than 5 acres, exempt from Reclamation Plan.
- c. Notice of Intent for construction general permit
 - i. These activities do not meet the threshold for coverage under the APDES.
- d. United States Army Corps of Engineers permit
 - i. Permit not applicable as there is no wetlands, lakes, or streams within the subject property.
- e. Other applicable permits
 - i. There is currently a driveway permit in progress and we plan on paving the apron as soon as practical to get final approval.

Attachments: Site Plan, Cross Section, Topographic Map, Wetland Map

RECEIVED
MAY 16 2023

Mat-Su Borough
Development Services





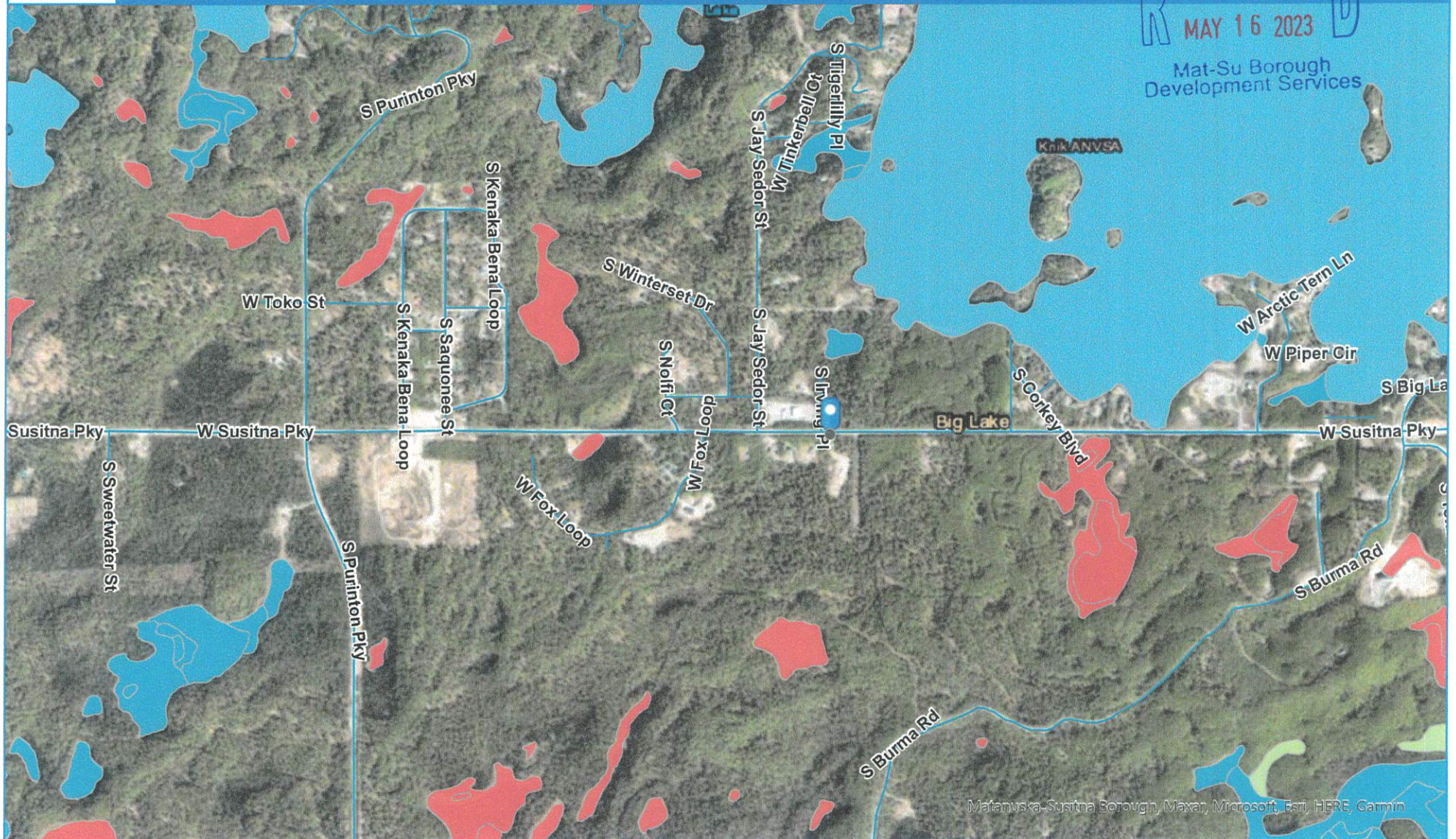
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MAY 16 2023

Mat-Su Borough
Development Services



20254 W. Susitna Pkwy. Wetlands Viewer

RECEIVED
MAY 16 2023
Mat-Su Borough
Development Services



Matanuska-Susitna Borough, Maxar, Microsoft, Esri, HERE, Garmin



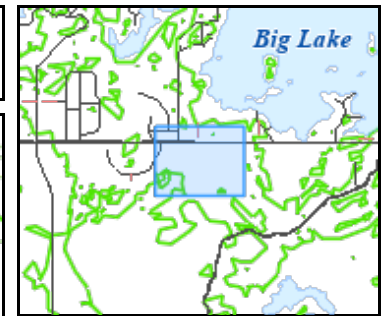
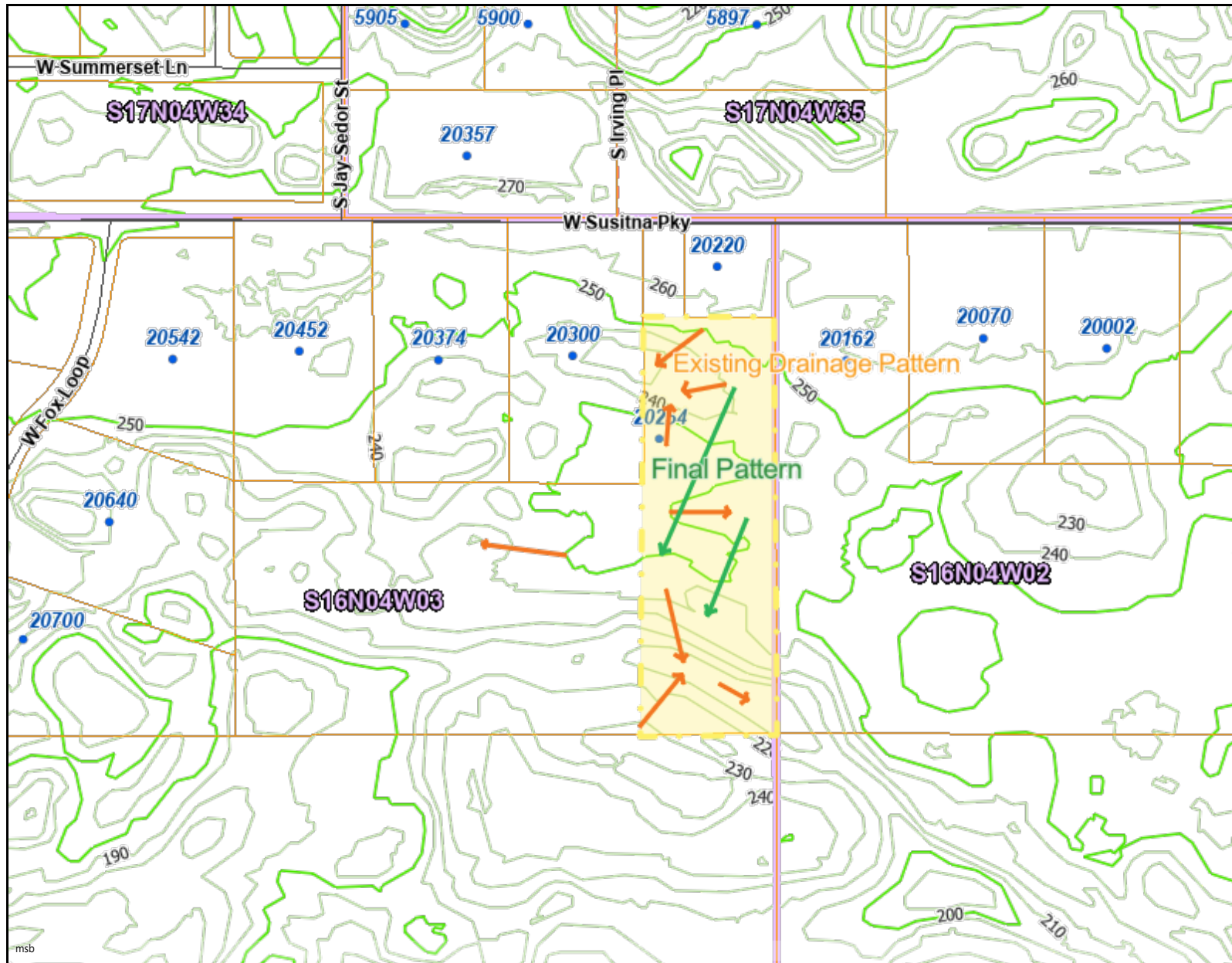
— Road Names
Cook Inlet Wetlands
Depression
Discharge Slope
Kettle
LAKE

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0 0.15 0.3 0.6
mi



Ficklin Gravel Phase I Drainage



Legend

ParcelViewer

Roads

- Medium Road
- Minor Road
- Not Constructed

Mat-Su Borough Boundary



Address Numbers



Parcels



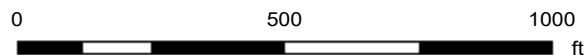
Section Lines



1 : 9028



THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

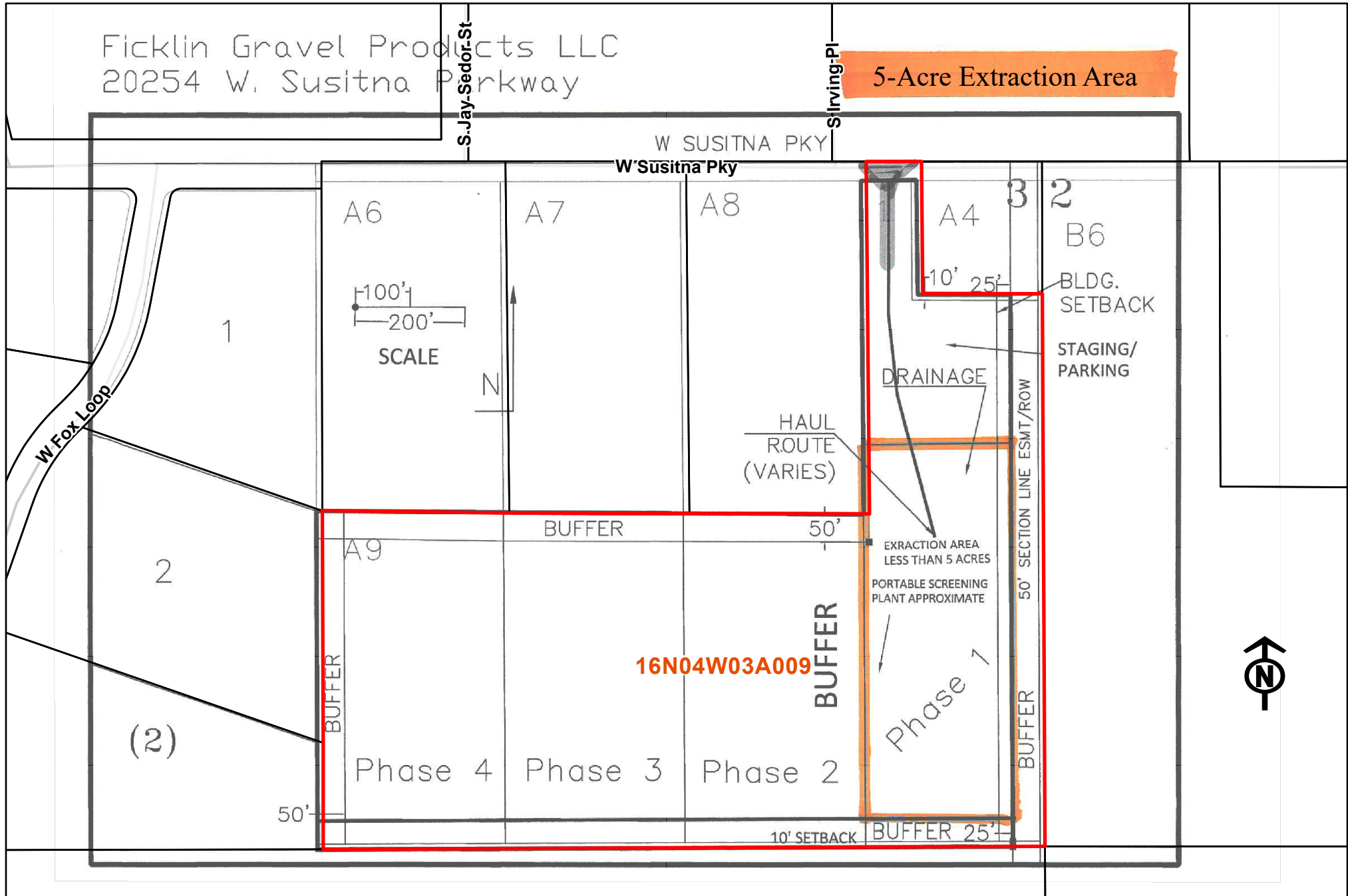
Date: 04/28/23

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Notes

Ficklin Gravel Products LLC
20254 W. Susitna Parkway

5-Acre Extraction Area



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Site Plan Overlay Map with 5-Acre Extraction Area for 16N04W03A009

Legend

- Subject Parcel
- Cadastral_Parcels
- PublicSafety_E911Roads

0 200
US Feet

From: [Bryan Ficklin](#)
To: [Rick Benedict](#)
Subject: Ficklin gravel
Date: Wednesday, May 17, 2023 11:46:56 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick we will put a 10' tall berm w/ 2 to 1 slopes down the property line adjoining the 1 acre to the north east property tax id16n04w03a004

We will not be able to place a gravel burn on drive entrance due to neighbors building encroachment on narrow access

This 1 acre is currently being litigated for ficklin purchase due to encroachment

Upon resolution to encroachment ficklin will place a buffer berm on drive access to meet buffer and screening requirements

Shall ficklin successfully acquire this 1 acre parcel it will remain untouched until Ficklin's 22 acre subdivision then it will become a buildable lot

If you should have any questions please feel free to contact us via email or phone at [907-892-9109](tel:907-892-9109).

Thank you,

Bryan Ficklin

Owner/Operator



Physical Address:

2790 e lakeveiw dr
wasilla Ak 99654

Phone: [907.376.9109](tel:907.376.9109)

Fax: [907-892-9110](tel:907-892-9110)

Mailing Address:

[P.O. Box 521281](#)

[Big Lake, AK 99652](#)