



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

ADMINISTRATIVE PERMIT FOR EARTH MATERIALS EXTRACTION

PERMIT#: 10297

ACTION: In accordance with provisions in Matanuska-Susitna Borough Code 17.28 and 17.30, an Administrative Permit for earth materials extraction is hereby approved as referenced within this document. This permit is for the extraction of earth material from an approximately 15-acre mining site within two parcels totaling 64.38 acres. The total volume of extraction will be approximately 225,000 cubic yards. This decision is based on the findings of fact and conclusions of law contained within the Development Services Division Staff Report associated with permit # 10297.

EFFECTIVE DATES: May 1, 2025 – May 1, 2027

PERMITTED SITE: 5001 and 5091 West Machen Road,
Tax ID #17N02W11A024 and 17N02W11A026

**PERMITTEE/
PROPERTY OWNER:** McKenna Properties LLC
PO Box 240007
Anchorage AK 99524

General Requirements and Conditions:

All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any variation from the requirements or conditions of this permit or from the borough code may be grounds for penalties as authorized by the borough code.

Specific conditions of the permit for earth material extraction activities:

1. The operator shall obtain an approved high-volume driveway permit per MSB 11.12.030 prior to commencing extraction activities under this permit.
2. Due to the adverse impact of industrial traffic on West Machen Road between the operation's driveway and North Zak Lake Place, the operation will repair potholes and ruts and address washboarding issues on this section of West Machen Road during the term of this permit.
3. The visual and noise mitigation berm along the southern perimeter shall be tall enough to block the view of operational activity from Alaska Railroad cars and shall be sloped and compacted to prevent erosion. Minor modifications to the location of the berm may be made in order to accomplish this and the berm shall not be required to be over 20 feet in

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

height.

4. The operation shall adhere to the 25-foot setback to all property lines as required in MSB 17.28.070 for any permanent or semi-permanent structures.
5. All aspects of the operation shall comply with the description detailed in the application material. Prior to any alteration or expansion of the material extraction operation, an amendment to the Administrative Permit shall be required.
6. Material extraction shall be limited to the area identified in the applicant's site plans, submitted on June 14, 2024, and June 21, 2024.
7. All extraction activities, including those that cause noise, dust, or traffic, shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
8. A copy of the approved permit shall be provided to each contractor company working at the site.
9. Vehicles and equipment shall be staged at a designated location, and all equipment shall be inspected for leaks daily.
10. Vehicle on-site maintenance shall be done in an area where drip pans or other discharge prevention devices can contain all leaks.
11. Any hazardous materials, drips, leaks, or spills shall be promptly attended to and adequately treated.
12. All construction exits shall comply with standard Alaska Pollutant Discharge Elimination System requirements to minimize off-site vehicle tracking of sediments and discharges to stormwater.
13. Dust control shall be achieved within the property and on roads as necessary. All track-out sediments from the site shall be removed from the right-of-way daily.
14. The operation shall comply with all applicable federal, state, and local regulations.
15. A four-foot vertical separation shall be maintained between all excavations and the seasonal high-water table.
16. The operation shall comply with the maximum permissible sound level limits allowed per the requirements of MSB 17.28.060(A)(5)(a) – Site Development Standards, and MSB 8.52 – Noise, Amplified Sound, and Vibration.
17. The operation shall comply with the reclamation standards of MSB 17.28.063 and 17.28.067.
18. All junk, junk vehicles, and trash, as defined by MSB 8.50, shall be removed and properly disposed of prior to the completion of reclamation on the subject parcel.
19. If reclamation information is updated with the Alaska Department of Natural Resources, a copy of the updated information shall be provided to the MSB Development Services Division.
20. Access for haul traffic shall not be made off of Stacy Street.
21. Borough staff shall be permitted to enter any portion of the property to monitor compliance with permit requirements. Such access will, at minimum, be allowed on demand when activity is occurring and, with prior verbal or written notice, and at other times as necessary

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

to monitor compliance. Denial of access to Borough staff shall be a violation of this Administrative Permit.

22. If cultural remains are found during material extraction activities, the MSB Planning Department shall be contacted immediately so the remains can be documented.
23. The authorization for earth material extraction activities approved by this Administrative Permit shall expire on May 1, 2027.

The Director's decision may be appealed within 21 days of the date of approval in accordance with MSB 15.39 – Board of Adjustment and Appeals.



Alex Strawn, Planning & Land Use Director

August 15, 2024

Date of Issuance