

By: A. Strawn
Introduced: March 2, 2026
Public Hearing: March 16, 2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-04**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING FAILURE OF AN ORDINANCE REPEALING A GENERAL STANDARD OF MSB 17.30 CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES.

WHEREAS, Assembly Ordinance 26-021 repeals MSB 17.30.060 (A) (1); and

WHEREAS, the Planning Commission reviewed the ordinance and held a public hearing on a resolution in support of the ordinance; and

WHEREAS, following the public hearing, the Planning Commission failed to garner the votes necessary to recommend approval of the ordinance; and

WHEREAS, the commission was divided on the matter and the final vote was 3-2 with Commissioners Carpenter, McCabe, and Fonov in support, and Commissioners Collins and Allen against; and

WHEREAS, rationale for the votes in favor are as follows:

- Within Title 17, earth materials extraction is the only conditional use permit subject to a specific comprehensive plan consistency standard.

- Alaska Statute 29.40.040(A) provides that comprehensive plans are to be implemented through the adoption of land use regulations.
- The Borough's comprehensive plans are adopted as guiding policy documents and are not self-implementing.
- The existing standard effectively assigns the comprehensive plan a regulatory role beyond its intended purpose.
- The proposed ordinance removes this standard while maintaining the intent and operation of the Borough's established conditional use review processes.

WHEREAS, rationale for votes against are as follows:

- The proposed change is unnecessary.
- The current process respects local communities' work in developing comprehensive plans.
- The unique nature of gravel pits warrants additional scrutiny.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends failure of Assembly Ordinance 26-021.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 16th day of March, 2026.



RICHARD ALLEN, Chair

ATTEST



LACIE OLIVIERI, Planning Clerk

(SEAL)

YES: Allen, Carpenter, Collins, McCabe, Fonov

NO: None

