

**PC Reso 21-22 Packet**

**CUP for Earth Materials  
Extraction Activities**

**MSB Land & Resource  
Management Division**

**HANDOUT**

**From:** [Karol Riese](#)  
**To:** [Stafford Glashan \(sjg@shanwil.com\)](mailto:Stafford.Glashan@shanwil.com)  
**Subject:** FW: October 18 Planning Commission Meeting Packet  
**Date:** Monday, October 18, 2021 9:10:00 AM  
**Attachments:** [Fees for Borough Entities 009-01.pdf](#)

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Good Morning Stafford,

I am forwarding Mark's answer to your question.

Thank you,  
Karol

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**From:** Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>  
**Sent:** Monday, October 18, 2021 9:03 AM  
**To:** Karol Riese <Karol.Riese@matsugov.us>  
**Subject:** RE: October 18 Planning Commission Meeting Packet

Greetings,

The Borough has a policy (attached) to not charge other Borough departments for permitting processes. Thank you.

Respectfully,

Mark Whisenhunt  
Planner II  
Matanuska-Susitna Borough  
Office: (907) 861-8527  
[mark.whisenhunt@matsugov.us](mailto:mark.whisenhunt@matsugov.us)

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**From:** Stafford Glashan <[Stafford.Glashan@shanwil.com](mailto:Stafford.Glashan@shanwil.com)>  
**Sent:** Friday, October 15, 2021 4:38 PM  
**To:** Karol Riese <[Karol.Riese@matsugov.us](mailto:Karol.Riese@matsugov.us)>  
**Subject:** RE: October 18 Planning Commission Meeting Packet

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

Karol

Could you please ask staff to explain how the application for 21-22 was determined to be complete without inclusion of a fee?

Thanks  
S

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**From:** Karol Riese <[Karol.Riese@matsugov.us](mailto:Karol.Riese@matsugov.us)>

**Sent:** Thursday, October 14, 2021 9:41 AM

**To:** MSB Planning Commission <[MSB.Planning.Commission@matsugov.us](mailto:MSB.Planning.Commission@matsugov.us)>

**Subject:** October 18 Planning Commission Meeting Packet

**[sent to Planning Commissioners]**

Good Morning,

I am a bit behind in getting the packet to you for Monday's meeting. Sorry about that.

I have attached the link where you can access the packet:

[https://www.matsugov.us/agendas?board=20&meeting\\_year=2021](https://www.matsugov.us/agendas?board=20&meeting_year=2021)

Please let me know if you will be attending the meeting in person or remotely.

Scheduled Meetings:

October 18

November 15

December 6

December 20

January 17, 2021

If you have any questions, please do not hesitate to contact me.

Thank you,

*Karol L. Riese*

Department Administrative Specialist

Planning Commission Clerk



Planning and Land Use Department

Matanuska-Susitna Borough

907-861-7851 Office

[MSB.Planning.commission@matsugov.us](mailto:MSB.Planning.commission@matsugov.us)

[Matanuska-Susitna Borough - Planning Commission \(matsugov.us\)](https://www.matsugov.us/agendas?board=20&meeting_year=2021)

 <p><b>PLANNING &amp; LAND USE DEPARTMENT</b> MATAPOKA BUSHINA BOROCCHE</p>	<b>POLICY NUMBER:</b> 009-01	<b>EFFECTIVE DATE:</b> March 12, 2014
	<b>SUBJECT: Administrative waiver permitting and platting fees for Borough entities</b>	 Eileen Probasco, Planning Director

**I. PURPOSE**

To administratively waive permitting and platting fees for Borough entities.

**II. POLICY STATEMENT**

The Planning Department has numerous processes that require fees which are established by the Borough Assembly. The processes which require fees include platting, ROW, utility, rezones (i.e. Interim materials districts) and permitting. Money collected from fees are transferred from a Department's operating budget into the area-wide general fund. Fee resolutions adopted by the Assembly do not specifically exempt the Borough from paying itself for fees. However, it is implied that the Borough would be exempt just as the Borough is exempt from paying itself taxes on real property.

**III. PROCEDURE**

The Borough Planning Department no longer requires fees from borough entities.

**IV. RESPONSIBILITIES**

It is the responsibility of Permit and Platting Technicians to inform applicants that permitting and platting fees are no longer required for Borough entities.

**V. ORGANIZATION AFFECTED**

This policy is a planning department-wide policy.

# Exhibit 8

## Regional Groundwater Elevation Contour Map

### Transects and Cross Sections

This map illustrates the estimated elevation contours of the water table above NAVD 88 vertical datum.

Contours based on 2011 LIDAR Data.

## Provisional

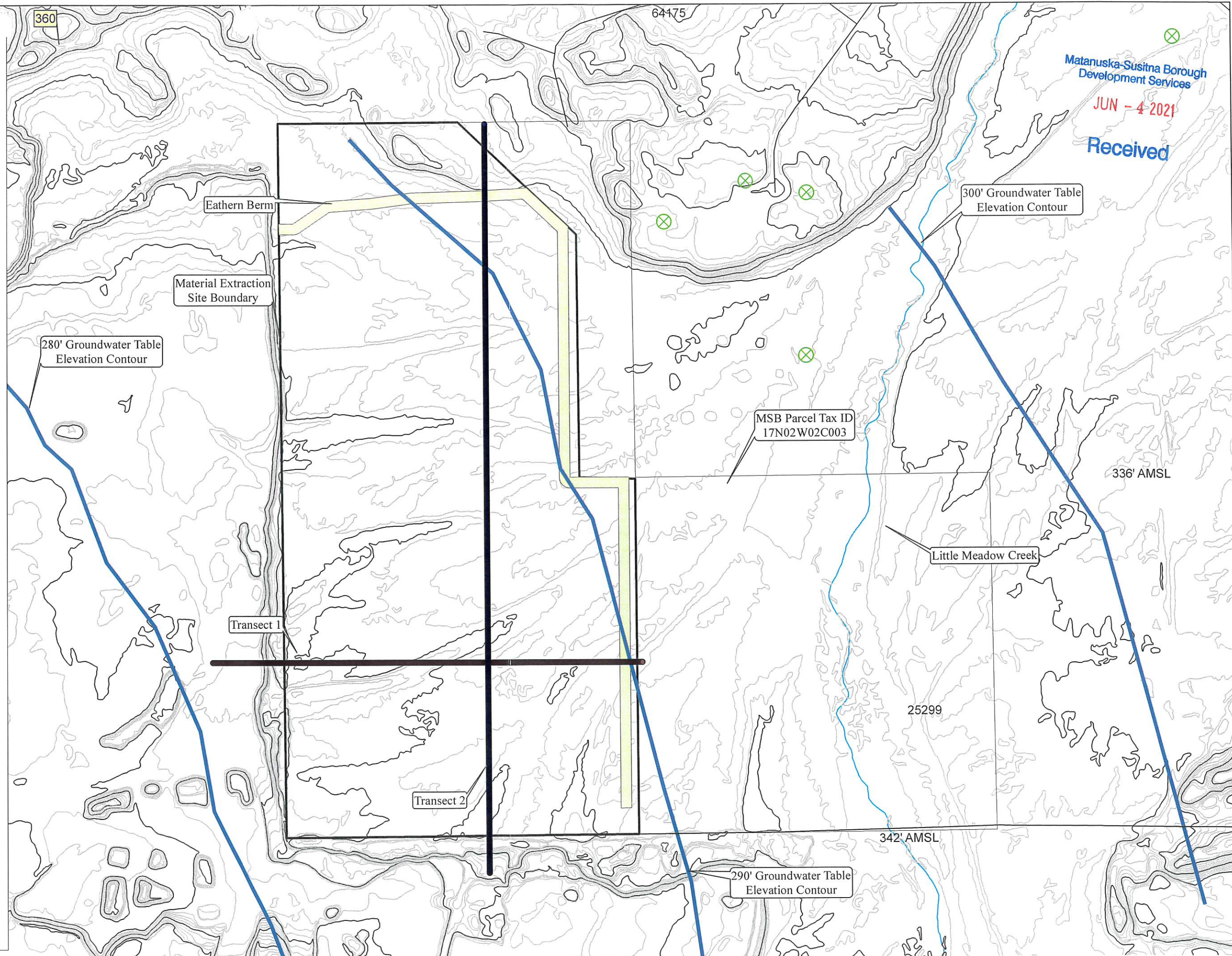
#### Legend

- Road
- Water Table Elevation Contour **280**
- Earthen Berm
- MSB Proposed Gravel Site
- MSB Parcel Tax ID 17N02W02C003
- Land Surface Elevation (2 foot contours)  
ELEVATION
- 2
- 10
- Lakes
- Steams

0 250 500 Feet



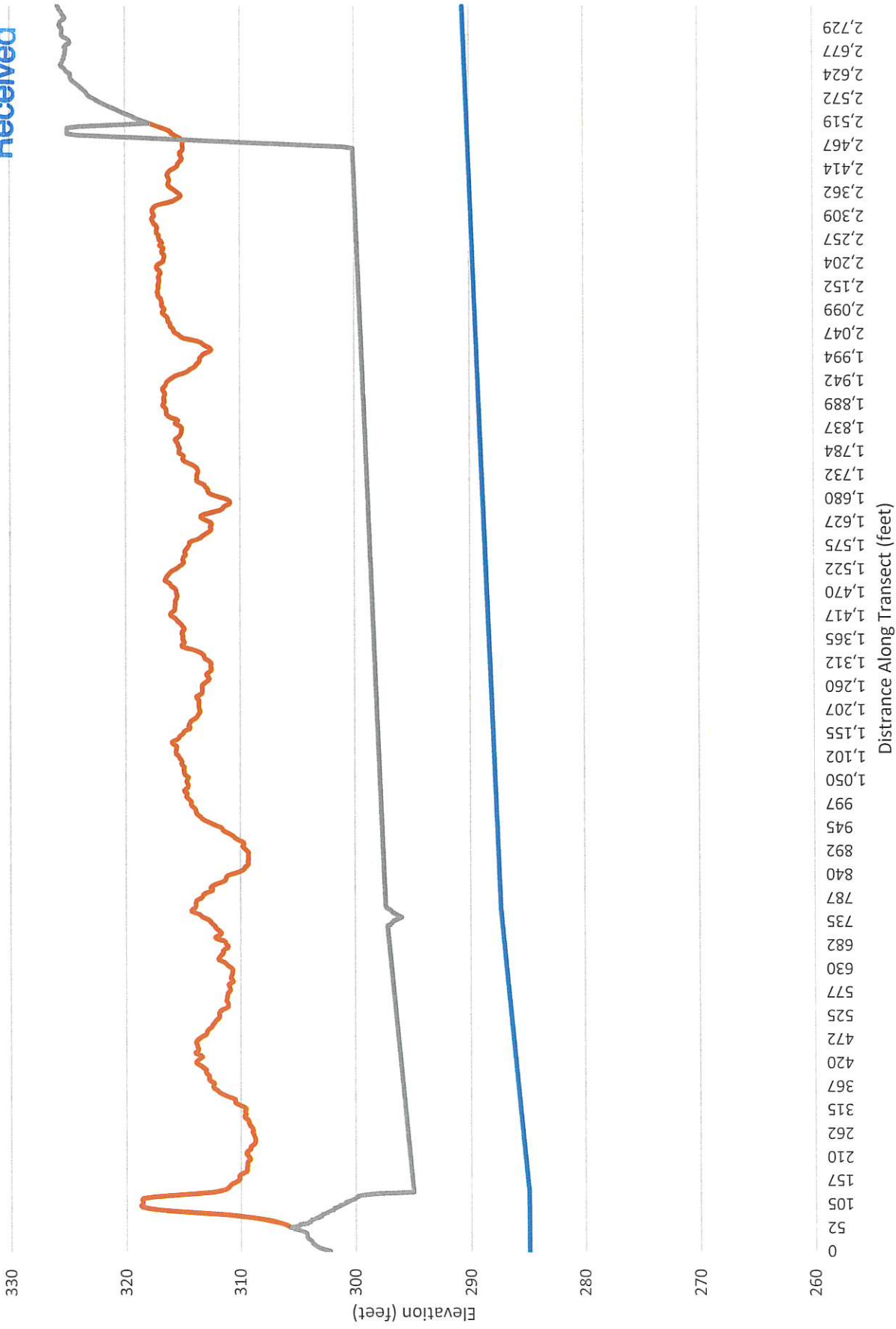
Date: April 2021  
Sources: MSB GIS, DNR WELTS  
Projection: NAD 83 AK ST PLN Z4  
Vertical Datum: NAVD 88  
Location: MSB



JUN -- 4 2021

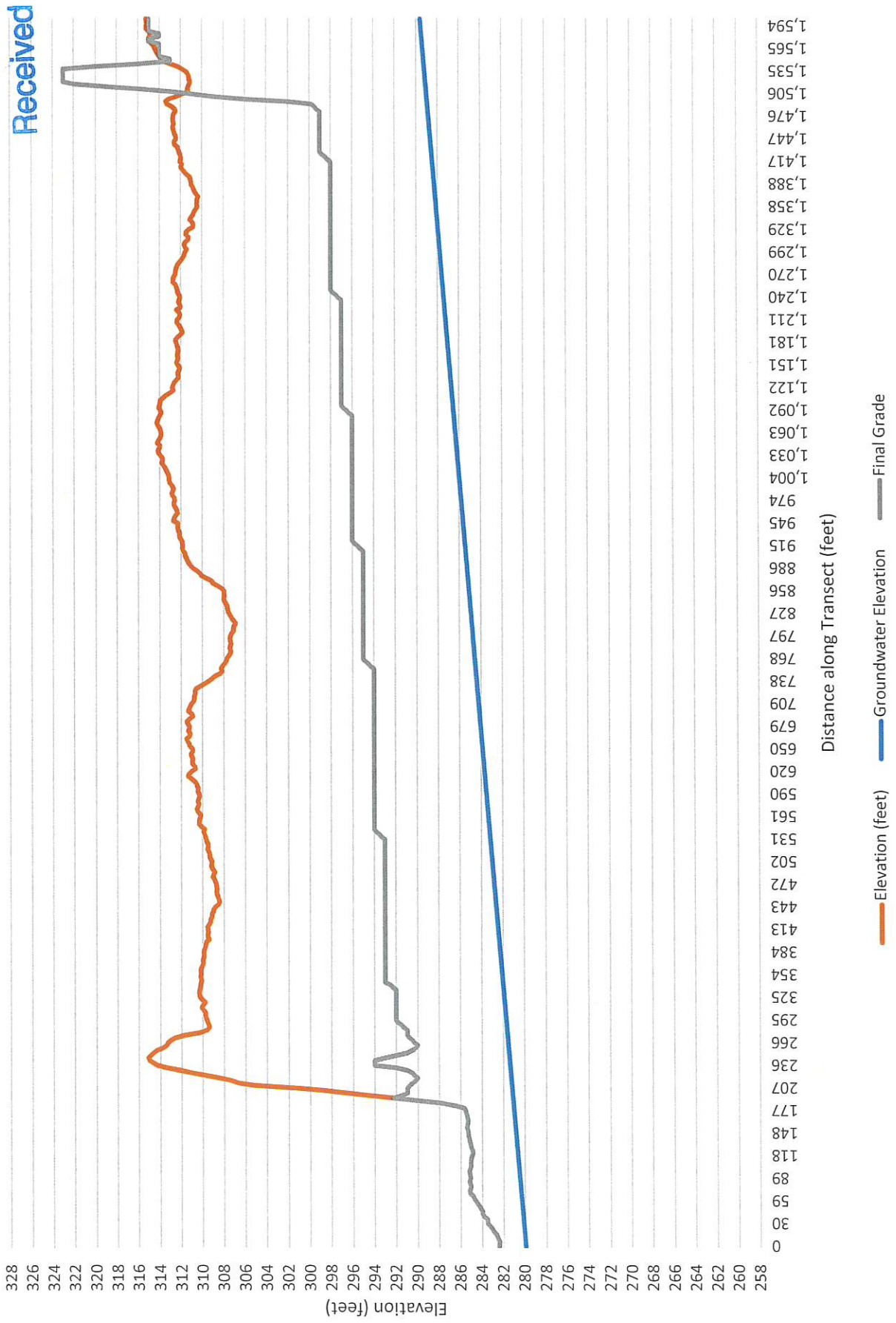
### Cross Section 2: North-South Transect

Received



JUN - 4 2021

### Cross Section 1: East-West Transect



**Emerson Krueger**

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**From:** PORTER, Todd (ANQAP) <tporter@colaska.com>  
**Sent:** Wednesday, May 5, 2021 4:49 PM  
**To:** Emerson Krueger  
**Cc:** ROSKELLEY, Jeff (ANQAP); CARLSON, Ron (ANQAP)  
**Subject:** Pit Information  
**Attachments:**

Matanuska-Susitna Borough  
Development Services

JUN - 7 2021

Received  
Received

Hi Emerson.

Also, we do waive the visual buffer as previously requested.

Let me know if there is anything else that we can do to help.

Thanks,

Todd



**PC Reso 21-24**  
**PC Reso 21-25**  
**PC Reso 21-26**  
**School Site Selection**  
**Permanent Sites for**  
**Mat-Su Central School**  
**Brichtree Charter School**  
**American Charter School**

**HANDOUTS AT MEETING**

# SCHOOL SITE SELECTION



Mat-Su Borough School District & Mat-Su Borough  
MSB Planning Commission Meeting | | 10-18-2021

# SCHOOL SITES

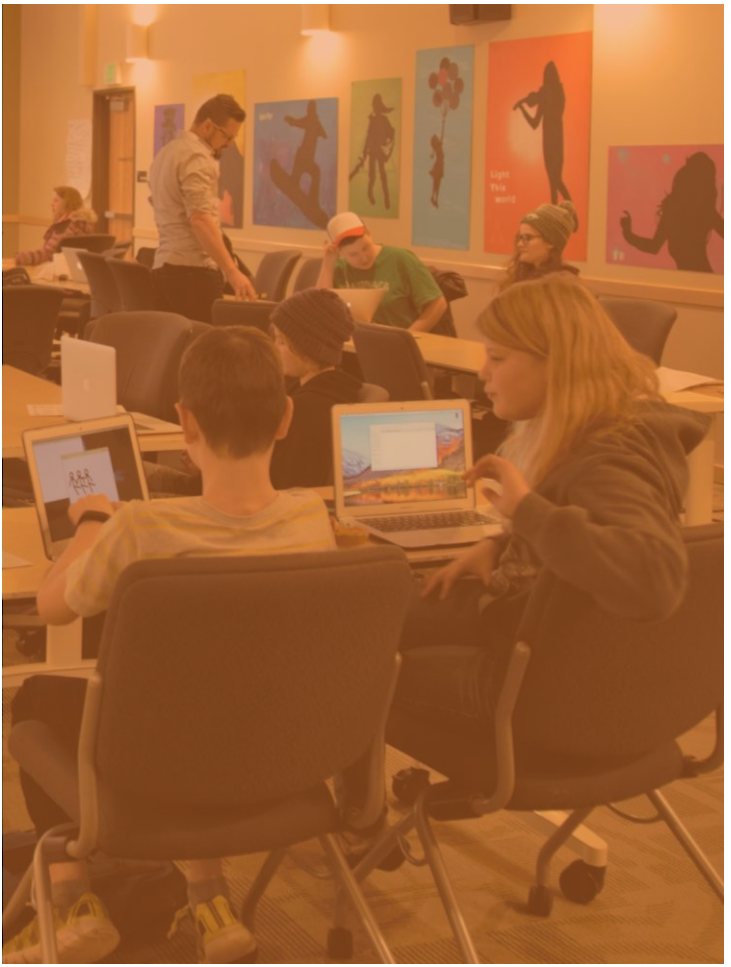
**1** MAT-SU CENTRAL

**2** BIRCHTREE CHARTER

**3** AMERICAN CHARTER

# CURRENT LEASE PAYMENTS

<b>MAT-SU CENTRAL SCHOOL</b>	<b>\$583,954</b>
<b>BIRCHTREE CHARTER</b>	<b>\$586,200</b>
<b>+ AMERICAN CHARTER</b>	<b>\$264,360</b>
<hr/>	
<b>TOTAL</b>	<b>\$1,434,514</b>



# RELEVANT BOROUGH CODE

## 19.08.020 (F) (2)

An existing charter school that has been in existence for five years or more may request the borough and the school district acquire permanent facilities for the charter school. Permanent facilities include providing for land and buildings as follows, but not limited to: a design build long-term lease or lease purchase, use of an existing borough or school district facility, public financing and construction of a new facility, or by private and/or public grant funds for a new facility or upgrade of an existing facility.



# PROPOSED SITE SELECTION TIMELINE



**October 2019 -  
February 2020**

School Board  
approval of  
resolutions for  
permanent  
facilities



**April -  
October 2021**

Site Selection  
Committee and  
Planning  
Commission  
approval of sites



**October 2021**

Assembly approval  
of sites

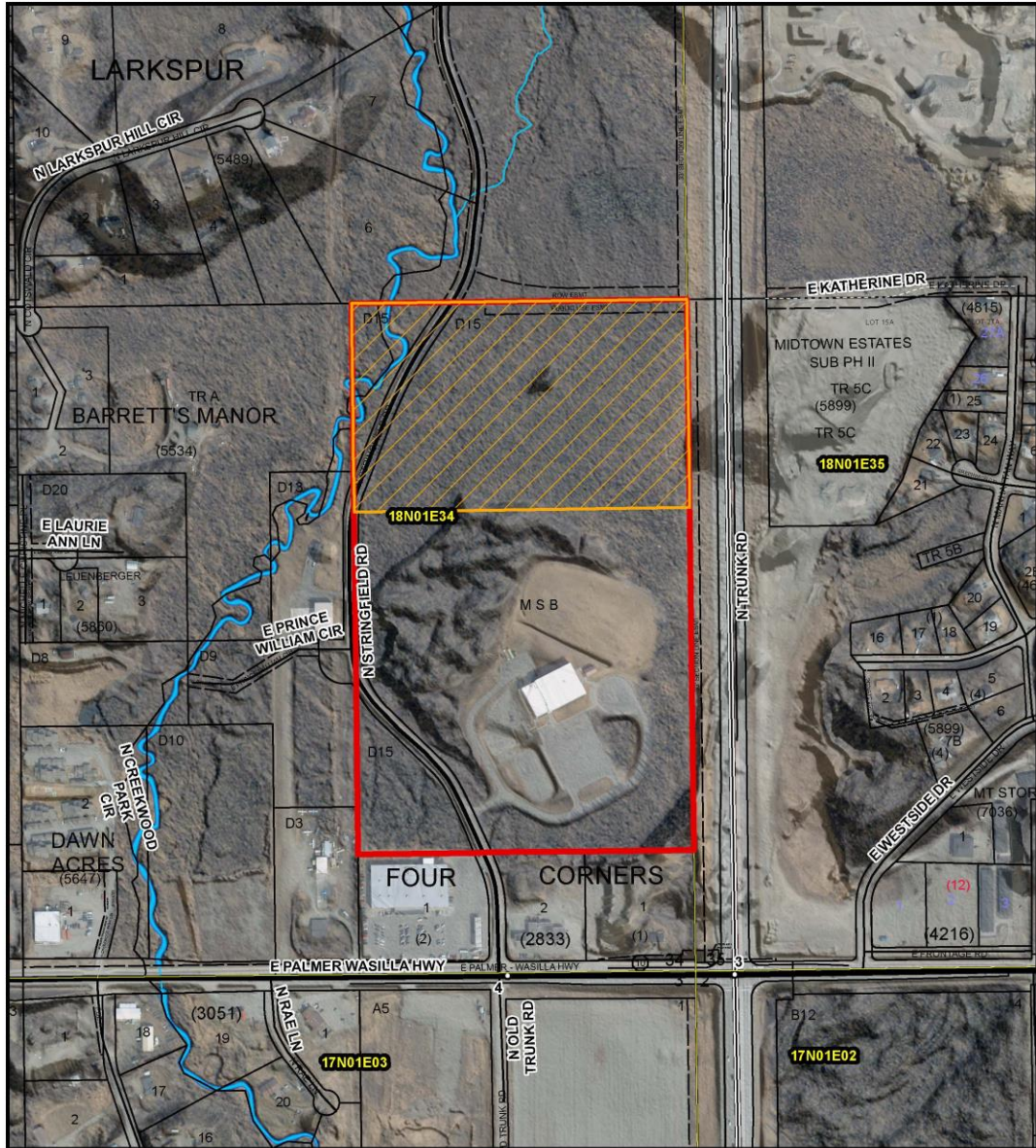


**1**

# **MAT-SU CENTRAL**

## **OVERVIEW:**

- **Founded in 1972 (formerly Correspondence Study School)**
- **No permanent school home or location in 49-year history**
- **Largest school in the District with 2,200 K-12 students currently enrolled**
- **Offers a hybrid, personalized learning approach to homeschool**
- **Lease expires June 30, 2024**



Preferred  
Location:  
**SPRINGFIELD  
SUBDIVISION**  
North Stringfield  
Road and Trunk  
Road; Pioneer Peak  
Elementary

# MAT-SU CENTRAL

Matanuska - Susitna Borough  
Land and Resource  
Management Division



MatSu Central School  
Site Selection



- ▭ PROPOSED SUBDIVISION (~25 ACRES)
- ▭ SELECTED PARCEL

18N01E34D015  
63.94 ACRES  
PIONEER PEAK ELEM. SCHOOL



Date: December 2019  
Source: MWD GIS, MWD, LOR, AIC, DOT  
Projection: NAD 83, Albers, ESRI, NAD 83  
Location: 018, 019, 020, 021  
Author: MWD/LAND





**1**

# **MAT-SU CENTRAL**

## **PREFERRED SITE BENEFITS:**

- **Consolidation of current leases at both Mat-Su Central campuses (Wasilla and Palmer)**
- **Centrally located for MSC families, meeting the current and future MSC student geographical cloud attendance area**
- **Roadway access from major arterial transportation corridors**
- **Adjacent to Mat-Su College supporting dual high school/college credit classes for high school students**
- **Location is supported by the School Board and Mat-Su Central's Academic Advisory Committee**

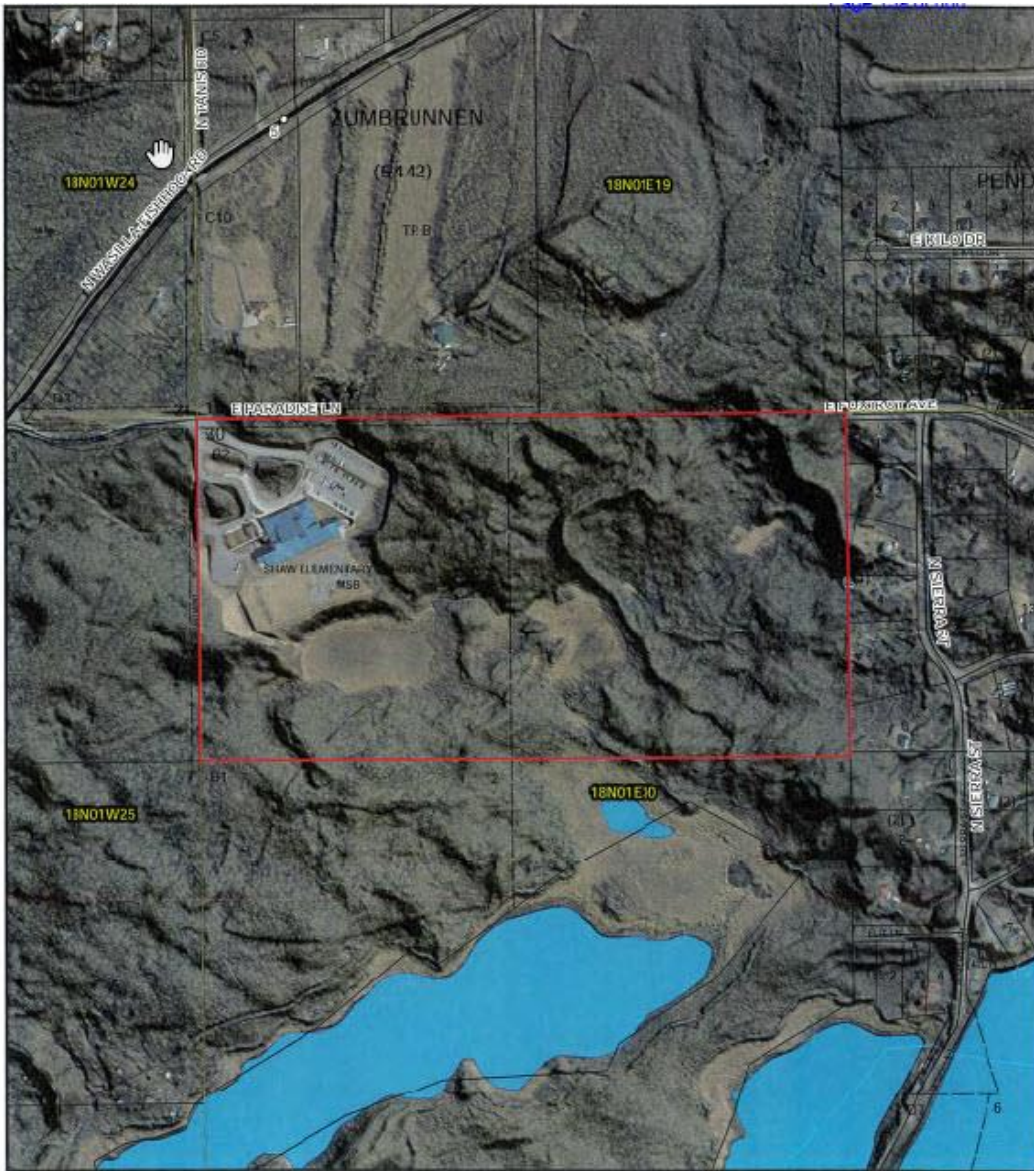


## 2

# BIRCHTREE CHARTER

## OVERVIEW:

- In operation for 10 years without a permanent site
- Birchtree Charter School is a Waldorf philosophy-based charter school
- Currently serves about 400 students, similar in size to a district elementary school
- Lease expires June 30, 2025



Preferred  
Location:  
**SHAW  
ELEMENTARY**  
East Paradise Lane;  
Shaw Elementary

# BIRCHTREE CHARTER

Matanuska - Susitna Borough  
Land and Resource  
Management Division



Potential School Sites  
MSB Land



SELECTED PARCEL  
SITE 4  
18N01E30B)02  
76.81 ACRES  
SCHOOL/ SHAW ELEMENTARY





## 2

# BIRCHTREE CHARTER

## PREFERRED SITE BENEFITS:

- **Site is accessible to Birchtree families**
  - **Centrally located between Wasilla and Palmer**
- **Ample outdoor space to allow for Birchtree's unique learning experience**
- **Location is supported by the School's Academic Policy Committee**



# 3

# AMERICAN CHARTER

## OVERVIEW:




- American Charter School has operated for 8 years
- Currently located in a strip-mall type building
- Uses a standards-based education model with a blended learning environment
- Primarily serves the the Meadow Lakes, Big Lake, and Wasilla areas
- Has loyal parents/families
- Trend of increasing enrollment
- Lease is being renewed year-to-year through June 30, 2025

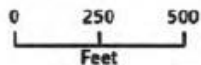


# Preferred Location: **SELDON/ CHURCH**

West Seldon Road  
and North Church  
Road



-  Property Boundary
-  Easement
-  Right-of-Way Easement





# 3

# AMERICAN CHARTER

## PREFERRED SITE BENEFITS:

- **Located within the area of current AMC families**
  - **West of Wasilla**
- **Good roadway access**
- **Allows the schools to utilize the natural habitat for place-based learning**
- **Location is supported by the School's Academic Policy Committee**

# QUESTIONS?





**PC Reso 21-23Packet**

**Variance to MSB 17.55 - Krautkremer**

**HANDOUT AT MEETING**

1

Request for Shore Land Setback Variance Received

Para. 1. Greetings to the Planning Commission, I am writing this letter to request a variance to the shore land setback requirement cited in Matanuska-Susitna Borough code 17.55.020 at my property (Township 18N/Range 1E/Section 34/Lot 2B) located on Finger Lake. This property is the entirety of a small island and as such has shoreland-defined waters 360 degrees surrounding it. I began developing this property in 2019 and have constructed 2 storage facilities and approximately 2/3 of a lake house/cabin style building with a total size of 1,064 square feet, unknowing that code prohibits such construction without a variance and a Mandatory Land Use Permit. I have applied for and received the Mandatory Land use Permit and am now seeking a variance to remove the setbacks and allow the existing location of the dwelling itself as well as a gray water runoff for non-sewage water to allow for proper hygiene.

Para. 2. The intent of property in a residential area such as this is to construct a habitable structure. I purchased this lot in 2019 with this exact intent. Based on the definitions in Borough Code, a "Lot" is defined as a designated parcel, plot, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit. As this land has already been identified as a lot by the Matsu Borough, and furthermore is in a residential community, I should be granted the same inalienable rights as my neighbors to build a habitable facility on my personal property. The majority of properties oPara. 4.n Finger Lake have a dwelling on them, with an average size of 4,642 square feet; the largest being 12,390 square feet and the smallest being 696 square feet. With the entire area being that of a residential one, it is reasonable to assume that any property owner in this area has a justifiable right to build a dwelling on their property of proportional size. Without the Commission's approval of a variance, code 17.55.020 deprives me of the right to do so.

What unusual conditions or circumstances apply to the property for which the variance is sought?

Para. 3. Due to the narrow nature of the island a variance is required as there is no point on the island which meets the building standoff requirement of 75 feet nor the subsurface disposal system requirement of 100 feet from the water's edge. The widest point of the island measures 136 feet, making the center point 68 feet from both edges even before the consideration of the width of a habitable structure. Building a home on this property commensurate with the average size of other homes in the neighborhood would have a width of 68 feet, thus allowing for a standoff of only 34 feet from either edge of the island.

How will the strict application of the provision of this title deprive you of the rights commonly enjoyed by other properties under the terms of this title?

Para. 4 The strict application of code 17.55.020 prevents me from building a home on my property as it prohibits building a structure closer than 75 feet from shoreland's edge. This is physically unachievable, as the entire island is only 136 feet wide at its widest. This code deprives me of the right to build a home of any size on this property, let alone a house commensurate with that of the community.

JUN 21 2021

2

Reply to Request for Additional Information

Received

1. Please provide drawings of the structure that are readable and able to be copied. The drawings, done on white paper, do not have adequate contrast to be copied and readable. The dimensions and lines so light, it is hard to read.

Darkened drawings have been attached to this email.

2. In Paragraph 1 you state you have received a mandatory Land Use Permit. I understand The Permit Center has received your application. **The permit to construct the house cannot be issued until the variance is approved and recorded.** The process requires permission first, then the permit to construct after that.

**Correct, I was misinformed on the Mandatory Land Use Permit.** I spoke to Mark Whisenhunt on June 14<sup>th</sup> and received clarification as to needing this variance approved as the dwelling falls under the Mandatory Land Use Permit within the provisions of the latest code change.

3. In Paragraph 5, you state the closest nearby property is halfway across the lake water. I find that statement confusing. I have found the closest property is to the northeast, Finger Lake State Recreation Site, owned by the State of Alaska, and it is within approximately 340 feet from the northern tip of your island. The closest residential home is approximately 450 feet southeast of your property on Tract 6, Finger Lake Heights RSB, owned by Ehmann, LLC.

I can remove the statement about halfway across the lake if it causes confusion. I was indicating that there are no nearby properties as I would define them with the property being in the middle of a lake, thus any harm of encroachment would be non-existent. I concur with your findings that the closest properties are the Finger Lake State Recreation Site that is within approximately 340 feet from the northern tip of my island and that the closest residential home is approximately 450 feet southeast of my property line. I maintain that these two properties, nor any other properties that may be deemed nearby will be injured or harmed nor cause danger to public welfare as further discussed in Paragraph 5 of my initial submittal.

4. In Paragraph 7, you discuss a drainage plan, but no drainage plan was submitted, showing the direction of the flow of storm water. Management of drainage and storm water is mentioned in the Borough's Core Area Comprehensive Plan, page 33.

The drainage plan was overlaid onto the site plan and marked Diagram A in the Top corner. The arrows laid out in green indicate the slope of the land and propensity for water flow. I have attached a copy in this email.

In regards to construction the primary concern for storm water and meltwater drainage is the removal of permeable surfaces by through roofs, roads, parking areas, sidewalks and trails. The construction of this dwelling removes approximately 900 square feet of permeable surface due to the roof, however; the same 900 square feet is restored as the facility is built on stilts.



Enter City, Address:

SEARCH

PRICE

ANY BEDS

ANY BATHS

SQUARE FEET



# B002 No Road Wasilla, AK 99645

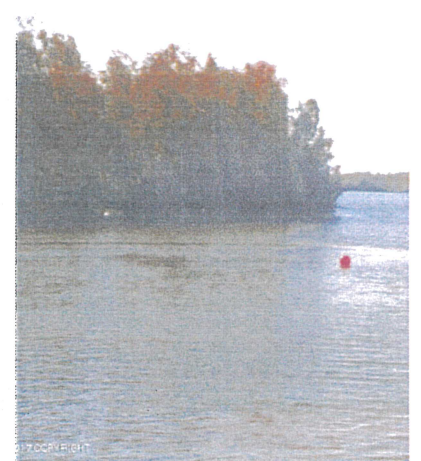
## \$80,000

SAVE

5mA

26,572 Sq. Ft., 0.61 acres lot size / Land

Status: Sold



1 OF 5 < >

### YOUR NOTES

To add notes, please save this property.



**Debbie Moore**

ASSOCIATE BROKER, LICENSED REAL ESTATE SALESPERSON

[debbiem@ak.net](mailto:debbiem@ak.net)

(907) 244-3486

Own Your Own Camping Spot! Scenic Views on Finger Lake. Escape to peace & quiet with this investor's special. Private Island not far from Finger Lake Campground boat launch. Large trees and great trails throughout the island. Great camp sights also. **Contact Max Su Borough for possible variance for building.** Access: winter walk across summer boat or float plane.

CONTACT

SEE THE PROPERTY

MAKE AN OFFER



**PUBLIC HEARING  
QUASI-JUDICIAL**

**HANDOUT AT MEETING**

**Resolution No. 21-27**

**BAM Alaska, Inc.**

**Marijuana Standard Cultivation Facility**

**PUBLIC HEARING**

Matanuska-Susitna Borough  
Development Services Division  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

Matanuska-Susitna Borough  
Development Services

OCT 18 2021

Received

51685B02L011 20  
LETOURNEAU WAYNE A & APRIL  
5981 W RASPBERRY LOOP  
WASILLA AK 99623-9450

The Matanuska-Susitna Borough Planning Commission will consider the following:

**An application under MSB 17.60 – Conditional Uses.** BAM Alaska, Inc., submitted an application for a conditional use permit for operation of a marijuana cultivation facility. The site is located at 6051 W. Aeronautical Avenue, Tax ID #2080B02L007; within Township 17 North, Range 2 West, Section 10, Seward Meridian.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on Monday, October 18, 2021, at 6:00 p.m. in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking on “All Public Notices & Announcements.” For additional information, you may contact Peggy Horton, Planner II, by phone: 907-861-7862. Provide written comments by e-mail to [peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us), or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

**Please Note: Due to the ongoing Coronavirus/COVID-19 Pandemic, the method in which this meeting is being conducted may change. If a change to the meeting is necessary, it will be posted on the Borough website. The public is encouraged to check the Borough website prior to attending the public hearing for any changes to the meeting schedule or method.**

The public may provide verbal testimony in person at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an “interested party”. See MSB 15.39.010 for the definition of “interested party”. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: [www.matsugov.us](http://www.matsugov.us), in the Borough Clerk’s office, and at various libraries within the borough.

Comments are due on or before September 24, 2021 and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Wayne A Letourneau Mailing Address: 5981 W Raspberry Loop Wasilla AK

Location/Legal Description of your property: 5981 W Raspberry Loop Wasilla

Comments: I live across the street from the grow area mentioned. Its placed in a area surrounded by a bus stop, school and KWSA. In a 2 mile radius we have (4) more sevity stores, how much more do you want to saturate my neighborhood?  
Note: Vicinity Map Located on Reverse Side

Dear, mat so Borough

I live across vine rd, a corner from location  
in question for this grow in question. I Do not  
Approve!

Last 10 years on this very corner of vine rd  
to Parks highway has been very bad with crime and  
drugs related crime. Two streets north to Full & Curl  
we have had shootings and break ins and lots of  
bad run ins with drug dealers and users. On the  
corner of Parks and vine rd is a (dope dealer)  
store and 2 more just a mile further down  
Parks. How many more are you going to flood my  
neighborhood with? I had asked The ~~borough~~ borough  
in past meetings about the building of these grow operations  
in my neighborhood and was told they cant build  
here because its to close to our community and  
road with school age kids and our houses. Have  
you been lying all this time?

Wayne LeTourneau  
5981 W Raspberry Loop  
Wassilla AK