

PC Reso 22-02 Packet

**Amending MSB 17.30 Conditional
Use Permit for Earth Materials
Extraction Activities to follow for
an exemption of 20,000 cubic yards
annually without a permit.**

Public Comments Received for Introduction
of Resolution PC 22-002

HANDOUT

Karol Riese

From: Beau Gibb <otrdesign@gmail.com>
Sent: Monday, January 31, 2022 6:44 AM
To: MSB Planning Commission
Subject: Matsu Greenbelt

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

Good morning,

I'm writing in opposition to the development of Matanuska greenbelt, specifically the proposal of removing the public input aspect of future developments. In a state as vast as Alaska I find it difficult to believe that degradation of a public space that is so widely popular is the only option for sourcing gravel.

I understand that the conveyor belt is the least encroaching of two options and that developers have threatened a road with gravel trucks if the conveyor belt is voted down.

My wife and I both live in the gateway area and use the greenbelt throughout winter and summer months. It's our local source of trails for bike riding, dog walking, and paddle boarding. We were upset to see the excavator tracks when development potential was being carried out and voiced our opposition to the development from that point on.

Thank you for your time and consideration I hope that money doesn't blur the line of progress for our beautiful borough.

--

Beau Gibb
OTR design + build LLC
(907) 227-6556
Otrdesign.com

Karol Riese

From: Michelle Myers <tekmmichelle@gmail.com>
Sent: Monday, January 31, 2022 6:03 PM
To: MSB Planning Commission
Subject: Public Input

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

Hi I know having public input is no fun and time consuming. Everyone highlights their side of an issue. Without public comment you will not even know what you don't know

Thanks for reading.

Michelle

Sent on my own time and my own opinion.

Important for all Mat-Su residents! Speak up now or your input on what happens to public lands anywhere in the Borough could be silenced forever!

Scary stuff happening!!! As an example of what could happen without our public input is this:

A conveyor belt for gravel running through the middle of the Matanuska Greenbelt could be in our near future, if we don't act!

There are two legislations proposed to be brought to the MSB Assembly, IF they pass the steps before that. They already passed the assembly once, to be even considered. One important step is a discussion by the Planning Committee, which needs to decide if they are for or against the proposal, when they forward it to the Assembly again. If they are recommending to go forward with this, it will be very hard to convince the Assembly not to adopt that legislation.

We need to provide testimony for OR 22-003 in writing before February 4 and/or in person at the PUBLIC Planning Committee meeting on February 7th at 6:00 PM at the Assembly Chambers, where they discuss the first of the two legislations, OR 22-003:

They are proposing to drop the requirement of a CONDITIONAL USE PERMIT before building something like that conveyor belt. This would mean that projects like the conveyor belt or anything else in the future will not require to be brought to the public or any committee before they can put out a bid and get a contractor to do the job. NO INPUT WOULD BE NEEDED AT ALL!!!

Please, take the time to write to the Planning committee before February 4th (email listed below) or join the meeting (online or in person) to be HEARD there on Monday, February 7th at 6:00 PM in the Assembly Chambers.

Here are ways on how to participate and where to send an email to:
MSB Planning Commission Meeting Public Comment Instructions:
February 7th, 2022 at 6:00 PM

Ways to participate in the meeting:

- IN PERSON: Should you wish to testify in person, please adhere to a 6-foot distance between yourself and others.
- IN WRITING: You can submit written comments by the Friday February 4th before the meeting to the Planning Commission Clerk at msb.planning.commission@matsugov.us
- TELEPHONIC TESTIMONY:
 1. Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
 2. You will be automatically muted and able to listen to the meeting.
 3. When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
 4. When it is your turn to testify, you will hear, “Your line has been unmuted.”
 5. State your name for the record, spell your last name and provide your testimony.

Ways to observe the meeting:

- FACEBOOK LIVE at www.facebook.com/MatSuBorough
- YOUTUBE at <https://www.youtube.com/channel/UCXBmuRO6fthpyZ-SbV71SMA>

I’m sorry this is long, but this is important and I need you to understand what’s going on so that you can write to the Planning Committee this week!

Some wording that might help you with writing: Planning Commission Meeting Call- To-Action Language

WHAT’S HAPPENING: There are two pieces of legislation (OR-22-003 and OR 22-002) that are being considered by the Mat-Su Borough that could make it easier to put a gravel conveyor belt across the Crevasse Moraine/Greenbelt trails with limited public input. The first one (OR 22-003) is being heard at 6pm, Monday FEB. 7 in front of the Planning Commission.

WHAT THE LEGISLATION DOES: It would exempt gravel operations at the Mat-Su Borough Landfill from needing a Conditional Use Permit. A Conditional Use Permit requires an extensive public process including a hearing in front of the Planning Commission that gives residents a chance to testify, considers community concerns and weighs impacts on surrounding properties.

WHY THIS MATTERS: If this legislation passes, a proposal to put in a gravel operation at the landfill and a conveyor belt to remove that gravel across the Greenbelt trails would not require a Conditional Use Permit from the borough. Instead it could be approved as a “Contract Award” which has minimal public input requirements and review compared to a Conditional Use Permit. (See below for more info). One note: The legislation implies passing this legislation will save the borough money by allowing gravel from the landfill to be extracted and sold. However, the gravel can still be extracted and sold without removing the requirement for a Conditional Use Permit.

Karol Riese

From: Karol Kolehmainen <plansmom@hotmail.com>
Sent: Tuesday, February 1, 2022 7:16 AM
To: MSB Planning Commission
Subject: Resolution comments
Attachments: Ordinance 22-02 & 22-03.pages

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

Please include my attached comments for the Feb 7 Planning commission meeting. I have attached them and copied also to get them through to you. Thank you!

I am writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

I am a resident of Summerwoods subdivision which is a direct neighbor to the landfill. My family and I treasure the area referred to as the Matanuska Greenbelt and know that eventually much of this trail system will be lost. As neighbors and trail users we feel we should at the very least be included in the process and for our comments to be considered.

Thank you for your attention.

Karol Kolehmainen
1560 North Loma Prieta Drive

Karol Riese

From: R Mollnow <rymo7195@gmail.com>
Sent: Tuesday, February 1, 2022 7:44 AM
To: MSB Planning Commission
Subject: Permit requirements for gravel pits

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

Hello,

I'm concerned about the proposal regarding gravel permits in the MatSu. I feel it would be irresponsible to reduce permit requirements which allow for longer term data tracking of gravel pits. These pits may provide resources but they also disrupt our environment, our green spaces throughout the Valley. Anything that reduces public engagement or knowledge is not a good model. The Valley continues to grow and I rely on the government to retain some responsibility to oversee and inform the public of destructive environmental changes. Please do not make a change resulting in a more liberal permitting system for gravel pits. Keep our green spaces and start planning a more environmentally friendly MatSu.

From a concerned citizen, trail and green space user.

Thanks,

Ryan Mollnow

Wasilla

Karol Riese

From: Claudia Sihler <bettercompanion@gmail.com>
Sent: Tuesday, February 1, 2022 11:48 AM
To: MSB Planning Commission; Better Companion
Subject: Legislation OR 22-003 and OR 22-002

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To the Planning Committee of the Mat-Su Borough,

I am writing in **opposition** to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions **removes the government and public from a review process**. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without "unnecessary" regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that **permits are necessary to protect the public interest**. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

We are residents of Wasilla/ the Mat-Su Borough and use the Matanuska Greenbelt regularly for recreational and health purposes. My husband and I (and our dog and horses) treasure the area and we know that eventually much of this trail system will be lost, as a great portion of it is designated landfill property. As trail users of this particular core area gem and as Mat-Su residents concerned for any other future projects that could impact "our" public and neighboring lands, we feel **we should at the very least be included in the process and for our comments to be considered**. I can't imagine what somebody could come up with, if the conditional use permit wasn't needed anymore! A free pass for unimaginable destruction and pollution of lands, private and public!

Thank you for your attention.

Claudia and Frank Sihler
1400 E Regine Ave, Wasilla, AK

--

Claudia Sihler, CPDT-KSA
Wasilla, Alaska

Karol Riese

From: Dave Burns <akburnsy1313@gmail.com>
Sent: Tuesday, February 1, 2022 2:03 PM
To: MSB Planning Commission
Subject: gravel pit

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

Please do not allow a gravel pit to run through our matanuska greenbelt. I love these trails and use them frequently to run, bike and ride horses on. There are not many other trails near me that allow horses or bikes.

Thank you
Kim Burns

--

An infinite God can give all of Himself to each of His children. He does not distribute Himself that each may have a part, but to each one He gives all of Himself as fully as if there were no others.

A.W. Tozer

Karol Riese

From: Jessica DeVeaux <myalaskasparkles@gmail.com>
Sent: Thursday, February 3, 2022 10:10 AM
To: MSB Planning Commission
Subject: Opposition OR22-03 and OR22-02

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

I'm writing to share my opposition for OR 22-03 and OR 22-02 regarding removal of Conditional Permits needed for gravel processing and removal from the MatSu Borough landfill. Public process and comments are an important aspect to government checks and balances, finding loopholes in the process to allow for contract awarding with limited public process. These types of projects need to go through a process by the planning commission, public comment, and surrounding property impacts. I am a homeowner in the Summerwoods Subdivision and my property shares a property line with the landfill. In that time we have had to listen to hours of landfill operations, gravel extraction operations, have a methane gas system installed for the recently closed cells, listen to the maintenance vehicles checking these systems several times a day/night. If you don't find that to be an impact then imagine the letters we have received about potential contaminated water sources and air quality when the methane was off fading inappropriately. Now we are having to compete with a very large and loud gravel extraction belt that will impact our standard of living once again, let alone the destruction of the one environmental gem we have going for us by living in close proximity to the landfill being the Crevasse Moraine Trail and Matanuska Greenbelt systems. I am vehemently opposed to the removal of conditional permitting within the Matsu Borough Landfill especially as it relates to the proposed gravel belt. This will ruin the only centrally located multi use trail system in Palmer/Wasilla area as well as drastically impact my home. I appreciate your time and thoughtful consideration for the environmental impacts these proposals will have on our community, especially in a time when finding "green" alternatives to doing business is paramount.

Respectfully,
Jessica DeVeaux
907-232-2367

Karol Riese

From: Andy DeVeaux <hpdandy@hotmail.com>
Sent: Thursday, February 3, 2022 10:35 AM
To: MSB Planning Commission
Subject: Opposition OR22-03 and OR22-02

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

I'm writing to share my opposition for OR 22-03 and OR 22-02 regarding removal of Conditional Permits needed for gravel processing and removal from the MatSu Borough landfill. Public process and comments are an important aspect to government checks and balances, finding loopholes in the process to allow for contract awarding with limited public process. These types of projects need to go through a process by the planning commission, public comment, and surrounding property impacts. I am a homeowner in the Summerwoods Subdivision and my property shares a property line with the landfill. In that time we have had to listen to hours of landfill operations, gravel extraction operations, have a methane gas system installed for the recently closed cells, listen to the maintenance vehicles checking these systems several times a day/night. If you don't find that to be an impact then imagine the letters we have received about potential contaminated water sources and air quality when the methane was off fading inappropriately. Now we are having to compete with a very large and loud gravel extraction belt that will impact our standard of living once again, let alone the destruction of the one environmental gem we have going for us by living in close proximity to the landfill being the Crevasse Moraine Trail and Matanuska Greenbelt systems. In addition to this, the MatSu Borough is attempting to raise my property value for taxes by \$50,000 while at the same time its proposing to push forward damaging industrial growth on my doorstep. This two things are mutually exclusive.

I am vehemently opposed to the removal of conditional permitting within the Matsu Borough Landfill especially as it relates to the proposed gravel belt. This will ruin the only centrally located multi use trail system in Palmer/Wasilla area as well as drastically impact my home. I appreciate your time and thoughtful consideration for the environmental impacts these proposals will have on our community, especially in a time when finding "green" alternatives to doing business is paramount.

Respectfully,
Andy DeVeaux

Karol Riese

From: Tianna Klineburger <windrider9999@yahoo.com>
Sent: Friday, February 4, 2022 8:21 AM
To: MSB Planning Commission
Subject: Gravel rail belt set

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

I do not think you should remove the requirement for conditional use permits. The public should continue to be informed and have a voice in what happens to public land. Oversight by planning committees and community impact should not be forgotten in this and future project considerations.

Respectfully,
Tianna Pelton
Matsu Valley Resident.

Karol Riese

From: Dr. Jereld Rice <jereric@hotmai.com>
Sent: Friday, February 4, 2022 8:48 AM
To: MSB Planning Commission
Subject: Planning Commission Clerk regarding (OR-22-003 and OR 22-002)

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

My name is Jereld Rice and I request the commission to block the proposed exemption of a conditional land use permit for the (OR-22-003 and OR 22-002) gravel conveyor belt across the Crevasse Moraine/Greenbelt trails.

These trails are used extensively by the public, are maintained by vigorous public volunteers (Mat Su Valley Hikers and Bikers Association) and they have a right to testify and provide community concerns regarding this decision.

Thank you.

Jereld Rice

Karol Riese

From: Jereld and Alina Rice <jereldandalinarice@hotmail.com>
Sent: Friday, February 4, 2022 8:56 AM
To: MSB Planning Commission
Subject: Re: Planning Commission Meeting regarding Mat Su Green Belt

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
As a follow up: I am a Palmer, Alaska resident and use these trails extensively myself.

Thank you.

Alina Rice

From: Jereld and Alina Rice
Sent: Friday, February 4, 2022 10:45 AM
To: msb.planning.commission@matsugov.us <msb.planning.commission@matsugov.us>
Subject: Planning Commission Meeting regarding Mat Su Green Belt

For the record:

My name is Alina Rice and I earnestly request the commission to NOT ALLOW the proposed exemption of a conditional land use permit for the (OR-22-003 and OR 22-002) gravel conveyor belt across the Crevasse Moraine/Greenbelt trails. These trails are FOR the public and used extensively BY the public and they have a right to testify and provide community concerns regarding this decision.

Thank you.

Alina Rice

Karol Riese

From: Robin Houtte <rhoutte@gmail.com>
Sent: Friday, February 4, 2022 11:09 AM
To: MSB Planning Commission
Subject: Resolution PC-22-02 /03

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

I am writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

Karol Riese

From: lfinney57@gmail.com
Sent: Friday, February 4, 2022 11:43 AM
To: MSB Planning Commission
Subject: Proposed OR 22-003 and OR 22-002

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

I am writing to express my deep concern regarding the proposed changes to regarding the Conditional Use Permit and the proposed changes regarding the MSB Central Landfill. Having lived in the valley for over 40 years I've seen many changes here but removing the ability of citizens to express their views on any proposals requiring a CUP is not acceptable. The Assembly person who has proposed this change to the public hearing process needs to consider the tax paying citizens of the MSB and their right to express their opinions regarding development proposals that affect them. It's a very slippery slope to begin taking away the ability of citizens to be heard. As you know, the Central Landfill is surrounded by residential subdivisions. Many people use the Crevasse Moraine trail system, and both of the proposed ordinances affect these citizens. I would imagine that a conveyor belt in the area would be a noise issue as well. I would encourage the Planning Commission to reject these ordinances or any proposal to keep the public from testifying on this or any CUP.

Thank you for your consideration in this matter.

Lindsey Finney

Karol Riese

From: Maricella Hall <zillamc@yahoo.com>
Sent: Friday, February 4, 2022 4:39 PM
To: MSB Planning Commission
Subject: Matanuska Greenbelt

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

We are writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

We are residents of Summerwoods subdivision which is a direct neighbor to the landfill. We treasure the area referred to as the Matanuska Greenbelt and know that eventually much of this trail system will be lost. As neighbors and trail users we feel we should at the very least be included in the process and for our comments to be considered.

Thank you for your attention.

Maricella and Scott Hall
1701 N Loma Prieta Dr.

Karol Riese

From: Gateway Community Council <gatewaycommunitycouncil@gmail.com>
Sent: Monday, February 7, 2022 8:22 AM
To: MSB Planning Commission; Alex Strawn
Subject: Gateway Community Council: Comments on OR 22-002 and OR 22-003

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

Dear Planning Commission:

The Gateway Community Council met on February 2, 2022, and after learning more about these ordinances and debating their merits and potential consequences, we voted to oppose OR 22-002 and OR 22-003 as written unanimously. We hope that the Planning Commission will take our comments into account as the home area of both the Central Landfill and numerous gravel extraction operations:

OR 22-002: Permit exemption for gravel pits under 20,000 cubic yards a year

Council comment: We oppose this ordinance as written and support maintaining current public comment opportunities. Under this proposed ordinance, the community and the community council would not have a voice in many projects which potentially could have negative impacts on surrounding properties. For example, the ordinance as written would potentially allow gravel extraction to occur in closely structured residential neighborhoods or shared community assets such as the Matanuska Greenbelt with no public input. Moreover, the ordinance as written would negate reclamation requirements, and owners/operators would have no requirement to return the property to a usable state when extraction is complete.

OR 22-003: Exemption for gravel operations at the Borough landfill

Council comment: The Gateway Community Council opposes this ordinance as written and prefers the Borough and its contractors follow existing regulatory and oversight procedures. It is inappropriate for the Borough to be exempt from its own regulations that all other commercial operators are required to follow.

Likewise, as the central landfill and surrounding MSB lands are located in the Gateway Community Council Area, we feel strongly that the public should be heard in any decision regarding both the current landfill area as well as any new development using designated, but currently not developed, lands. Preservation of our natural landscape is important for MSB's continued reputation as a community with access to world-class outdoor recreational opportunities. Development of these lands should not be taken lightly, and the land's current status as multiuser trails and natural places is very important to not just Gateway's residents, but the entire Mat-Su Valley's health, happiness, and wellbeing.

Thank you for your consideration,

KC Elliott
Gateway Community Council President

Reso PC 22-001 Packet

Ordinance Repealing 17.68 Outdoor Shooting Facilities

Public Comments Received on Public Hearing
Reso PC 22-001

Karol Riese

From: Dave Musgrave <fbksdave@gmail.com>
Sent: Friday, February 4, 2022 12:09 PM
To: MSB Planning Commission
Subject: Oppose Repeal of the Safe Gun Range Ordinance

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

Hello Planning Commission Members,

I oppose Ordinance by Assembly Members Sumner and Tews to totally repeal the Safe Gun Range Ordinance that protected residents from stray bullets, lead contamination, and excessive noise. The Safe Gun Range Ordinance applied only to outdoor commercial gun ranges.

However, I am sympathetic to their concerns expressed in the Information Memorandum that comes with the Ordinance: "If at all, an ordinance containing regulations could be applied only where the population density warrants it. "

When this was first considered by the Assembly, I was also concerned that covering the whole Borough with the regulations would be an overreach.

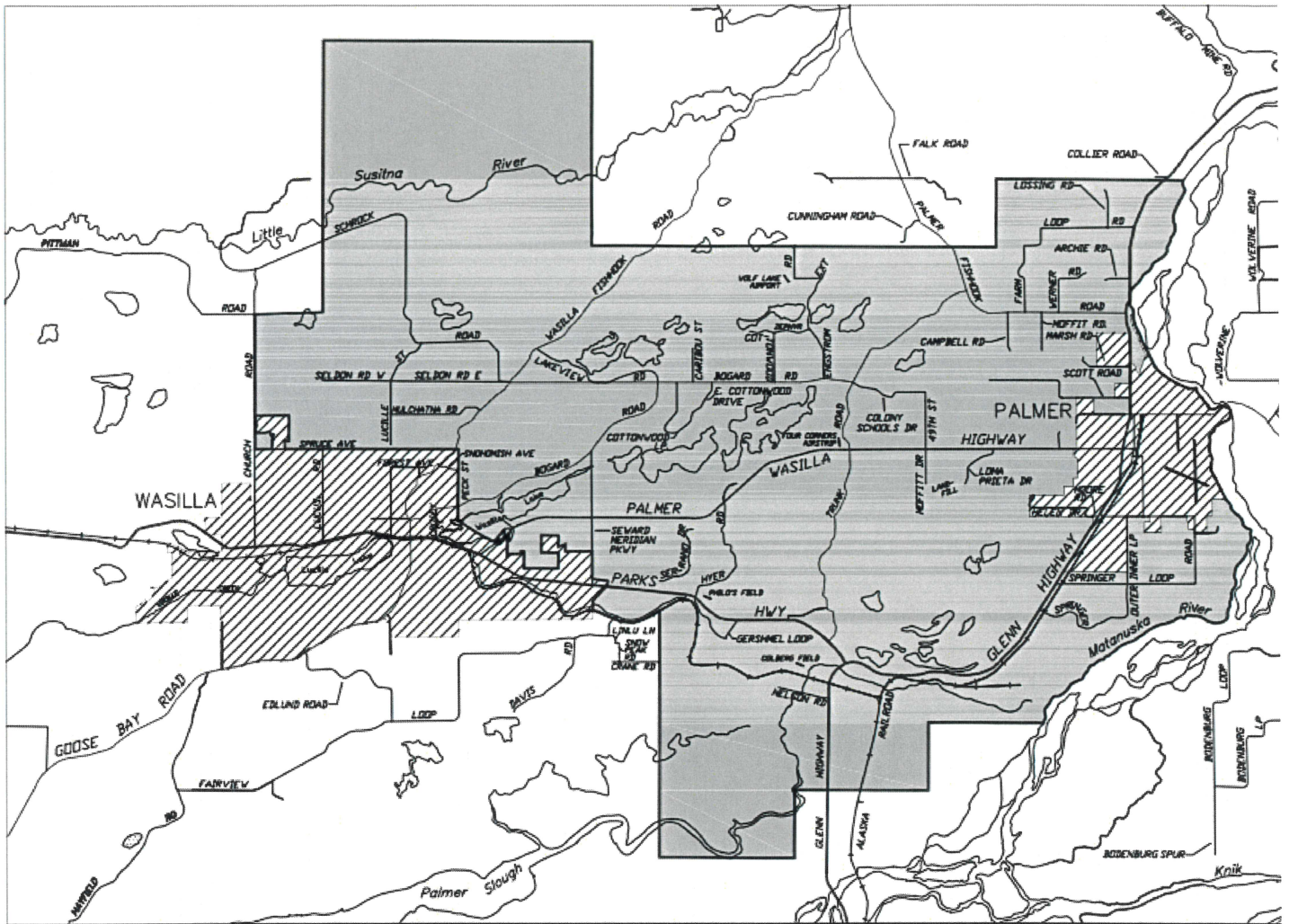
Without gutting the original intent of the Safe Gun Range Ordinance, I think it should be based on population density and a good and reasonable place to start would be restricting the regulations to the Core Area. The Core Area is defined by population density and has restrictions sound levels and transport of hazardous materials. It is an efficacious area to apply the Safe Gun Range regulations.

The Core Area was last updated in 2002 and needs to be update given the explosive growth in the MatSu. But that is for another discussion.

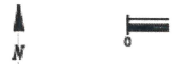
Thank you for your time and consideration,

Dave Musgrave, Assembly District 6

Core Area Map



Matanuska-Susitna Borough - Informational Map
CONDITIONAL USE PERMIT REQUIREMENTS MSB 17.61
CORE PLANNING AREA



Karol Riese

From: Jerry & Gail <lazymtnhome@gmail.com>
Sent: Friday, February 4, 2022 11:24 AM
To: MSB Planning Commission
Subject: I support Safe Gun Ranges

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

I am writing in support of the "Safe Gun Ranges" ordinance that was passed by the Assembly in 2020. All the safety concerns that were expressed in 2020 still exist, and coupled with the fast population growth in the Mat-Su Valley, they are more important than ever. Please do not recommend a repeal of this ordinance.

Thank You
Gail Volt
Palmer, AK 99645

Karol Riese

From: GB Khalsa <greatyoga@yahoo.com>
Sent: Friday, February 4, 2022 12:15 PM
To: MSB Planning Commission
Subject: I support Safe Gun Ranges

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

I oppose the repeal of the safe gun ordinance. Firing ranges are okay but it should be in the core area and not populated areas

Sent from my iPhone

Karol Riese

From: Ron Clarke <ronclarke56@gmail.com>
Sent: Friday, February 4, 2022 1:39 PM
To: MSB Planning Commission
Subject: Safe Gun Range Ordinance

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

Dear MSB Planning Commission Members:

While I understand (and even agree with some of) the reasons two Assemblymembers dislike the Safe Gun Range Ordinance, the measure's basic premise remains sound. I believe it would be a mistake to eliminate it entirely.

I urge you to reject Resolution PC 22-01 to repeal MSB Ordinance 17.68 Outdoor Shooting Facilities.

Protecting Borough residents from stray bullets, insulating them from excessive noise, and confining lead contamination are all noble goals. The Safe Gun Range Ordinance accomplishes those, appropriately, at commercial, educational, and non-profit gun ranges. It in no way impinges on private citizens' freedom to sight in a rifle in their own back yards or safely break a few clay pigeons. I've been known to do that myself, as do more than a few of my neighbors. We all know each other and trust one another to recreate safely with our various firearms. I don't worry when I hear gunfire from neighboring properties, but it sure gets my attention when I'm at a commercial range or the Jonesville Public Use Area and people I don't know and/or can't see bark off a few rapid-fire rounds.

The Assembly did good work when it considered and approved the original ordinance. I wasn't convinced at the time it needed to be in force Borough-wide, and I am not unsympathetic to concerns the ordinance should be applied only where warranted by population density. An amendment to that effect would be a reasonable beginning to address Assemblymembers' concerns without throwing the whole thing out. Full-on repeal is not.

Thank you for the opportunity to share my views.

Ronald G. Clarke

Chickaloon, AK — MSB Assembly District 1

Karol Riese

From: bridgette preston <prestonbridgette@yahoo.com>
Sent: Friday, February 4, 2022 6:07 PM
To: MSB Planning Commission
Subject: I support Safe Gun Ranges

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

Dear Planning Commission Members:

I've lived in my home near Shorewood Subdivision since 1980. The population density in our area, and the entire Core area has increased exponentially since 1980. I am absolutely astounded that the Borough is even considering repealing the Safe Gun Range Ordinance!!

Gun ranges have no business establishing themselves in high density population areas! What about the rights of established residents to enjoy a noise soundscape that is free from gunfire noise.!!!

I urge you to reject the wholesale repeal of the Safe Gun Range Ordinance!

Bridgette J Preston
3555 Greentree St.
Wasilla, AK

Sent from my iPhone

Karol Riese

From: psfisher@gci.net
Sent: Saturday, February 5, 2022 1:31 PM
To: MSB Planning Commission
Subject: Safe Gun Ranges

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

Dear planning Commissioners:

The Safe Gun Range Ordinance, passed in November 2020, provided residents of the Mat-Su protection from stray bullets and lead contamination and only applied to outdoor commercial gun ranges.

It has nothing to do with Second Amendment rights.

I urge you to vote against the repeal of this ordinance.

Patricia Fisher
Resident, Meadow Lakes, Mat-Su Borough

Karol Riese

From: The Stouts <stoutnw@mtaonline.net>
Sent: Sunday, February 6, 2022 1:27 PM
To: MSB Planning Commission
Subject: Gun Range Ordinance

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

Planning Commission members,

Having lived in the Valley for more than 30 years and having built our home on 10 acres here, my wife and I have a vested interest in life in the Mat Su Valley. The need for rules in our society is obvious, especially where folks start to rub elbows a bit. It was a few years ago that very disruptive shooting began erupting from an area in our neighborhood. This wasn't the typical polite neighbor sighting in a rifle with a few well spaced shots in preparation for hunting season. This was multiple semi-automatic guns being simultaneously rapid fired for many hours of the day. This was a noise that didn't stop at their property line, but rather was impulsive to our property at a distance of more than a mile away. Living a normal life with this noise was to be untenable. We saw our dream of a quiet retirement in the house we had lived in for nearly 30 years turn into a nightmare and a tremendous loss of our property value; if we would be able to sell at all given the noise. With our entire neighborhood alarmed, we came together and confronted the land owner. He was completely defensive of our concerns. He claimed he owned 40 acres and so why should we be concerned with what he does. His ignorance and selfishness was obvious. He was inviting people interested in buying guns at his Wasilla gun store to go to his property and test them out before the purchase. In other words, he was making a profit from a commercial operation at the expense of our neighborhood, our quality of life and our property values. As a community, we came together and in conjunction with a government that was working for the people, the Safe Gun Range Ordinance was created. Although not perfect, it did give some peace of mind to homeowners across the valley that they had a few protections on the biggest and most important investment in their lives.

All this is up in turmoil again with the possibility of overturning or repealing the Ordinance.

I urge you to take this opportunity to show support for neighborhoods and planning and do the right thing by rejecting any repeal or rewrite of such an important piece of legislation.

Thanks for listening,

I'm happy to take any questions you may have throughout your process.

Norm and Wendy Stout
10130 N Waldo Reed Rd
Palmer, Ak 99645
907-863-6938

Karol Riese

From: McDonough, Amber <amber.mcdonough@siemens.com>
Sent: Sunday, February 6, 2022 4:33 PM
To: MSB Planning Commission
Subject: Opposition to PC 22-01 Recommendation to Approve MSB 22-01 to Repeal of Outdoor Shooting Range Ordinance

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

Greetings MSB Planning Commission,

My husband and I are 20+ year landowners in District 6. We are responsible gun owners and hunters who like our personal freedoms and quiet open space. However, we have also been the recipients of unwanted, repeated gunfire that was disturbingly close on several occasions and can imagine the impact of unregulated gun ranges scattered throughout the Valley. Therefore I would like to state my strong opposition to PC 22-01 which recommends the Assembly approve MSB 22-01 which would immediately repeal Outdoor Shooting Range Ordinance MSB 17.68.

Instead I would recommend the Planning Commission take a more thoughtful and conservative approach and recommend that MSB 17.68 be subject to review and modification. This would enable the MSB PC to address specific issues my fellow Valley residents may have with the existing Ordinance instead of a completely repealing it which makes our communities less safe and impacts our quality of life.

There will always be unauthorized shooting in the Valley, but without this Ordinance there is no way for the MSB to review new shooting ranges to ensure they are safe for their neighbors and that they adopt lead mitigation procedures to protect our salmon habitat.

Best Regards,
Amber McDonough, P.E.
7601 E Sleight Circle
Palmer, AK 99645
amber.m.mcdonough@gmail.com
907-227-3734 / personal: 907-570-8367

This Page Intentionally Left Blank

PC Reso 22-003 Packet

Ordinance Exempting the Borough Landfill from earth materials extraction permit code requirements to allow gravel mining on the property, which has been designated as reserve use lands - Sanitary Landfill

Public Comments for Public Hearing
Resolution PC 22-003

Karol Riese

From: Beau Gibb <otrdesign@gmail.com>
Sent: Monday, January 31, 2022 6:44 AM
To: MSB Planning Commission
Subject: Matsu Greenbelt

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

Good morning,

I'm writing in opposition to the development of Matanuska greenbelt, specifically the proposal of removing the public input aspect of future developments. In a state as vast as Alaska I find it difficult to believe that degradation of a public space that is so widely popular is the only option for sourcing gravel.

I understand that the conveyor belt is the least encroaching of two options and that developers have threatened a road with gravel trucks if the conveyor belt is voted down.

My wife and I both live in the gateway area and use the greenbelt throughout winter and summer months. It's our local source of trails for bike riding, dog walking, and paddle boarding. We were upset to see the excavator tracks when development potential was being carried out and voiced our opposition to the development from that point on.

Thank you for your time and consideration I hope that money doesn't blur the line of progress for our beautiful borough.

--

Beau Gibb
OTR design + build LLC
(907) 227-6556
Otrdesign.com

Karol Riese

From: Michelle Myers <tekmmichelle@gmail.com>
Sent: Monday, January 31, 2022 6:03 PM
To: MSB Planning Commission
Subject: Public Input

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

Hi I know having public input is no fun and time consuming. Everyone highlights their side of an issue. Without public comment you will not even know what you don't know

Thanks for reading.

Michelle

Sent on my own time and my own opinion.

Important for all Mat-Su residents! Speak up now or your input on what happens to public lands anywhere in the Borough could be silenced forever!

Scary stuff happening!!! As an example of what could happen without our public input is this:

A conveyor belt for gravel running through the middle of the Matanuska Greenbelt could be in our near future, if we don't act!

There are two legislations proposed to be brought to the MSB Assembly, IF they pass the steps before that. They already passed the assembly once, to be even considered. One important step is a discussion by the Planning Committee, which needs to decide if they are for or against the proposal, when they forward it to the Assembly again. If they are recommending to go forward with this, it will be very hard to convince the Assembly not to adopt that legislation.

We need to provide testimony for OR 22-003 in writing before February 4 and/or in person at the PUBLIC Planning Committee meeting on February 7th at 6:00 PM at the Assembly Chambers, where they discuss the first of the two legislations, OR 22-003:

They are proposing to drop the requirement of a CONDITIONAL USE PERMIT before building something like that conveyor belt. This would mean that projects like the conveyor belt or anything else in the future will not require to be brought to the public or any committee before they can put out a bid and get a contractor to do the job. NO INPUT WOULD BE NEEDED AT ALL!!!

Please, take the time to write to the Planning committee before February 4th (email listed below) or join the meeting (online or in person) to be HEARD there on Monday, February 7th at 6:00 PM in the Assembly Chambers.

Here are ways on how to participate and where to send an email to:
MSB Planning Commission Meeting Public Comment Instructions:
February 7th, 2022 at 6:00 PM

Ways to participate in the meeting:

- IN PERSON: Should you wish to testify in person, please adhere to a 6-foot distance between yourself and others.
- IN WRITING: You can submit written comments by the Friday February 4th before the meeting to the Planning Commission Clerk at msb.planning.commission@matsugov.us
- TELEPHONIC TESTIMONY:
 1. Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
 2. You will be automatically muted and able to listen to the meeting.
 3. When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
 4. When it is your turn to testify, you will hear, “Your line has been unmuted.”
 5. State your name for the record, spell your last name and provide your testimony.

Ways to observe the meeting:

- FACEBOOK LIVE at www.facebook.com/MatSuBorough
- YOUTUBE at <https://www.youtube.com/channel/UCXBmuRO6fthpyZ-SbV71SMA>

I’m sorry this is long, but this is important and I need you to understand what’s going on so that you can write to the Planning Committee this week!

Some wording that might help you with writing: Planning Commission Meeting Call- To-Action Language

WHAT’S HAPPENING: There are two pieces of legislation (OR-22-003 and OR 22-002) that are being considered by the Mat-Su Borough that could make it easier to put a gravel conveyor belt across the Crevasse Moraine/Greenbelt trails with limited public input. The first one (OR 22-003) is being heard at 6pm, Monday FEB. 7 in front of the Planning Commission.

WHAT THE LEGISLATION DOES: It would exempt gravel operations at the Mat-Su Borough Landfill from needing a Conditional Use Permit. A Conditional Use Permit requires an extensive public process including a hearing in front of the Planning Commission that gives residents a chance to testify, considers community concerns and weighs impacts on surrounding properties.

WHY THIS MATTERS: If this legislation passes, a proposal to put in a gravel operation at the landfill and a conveyor belt to remove that gravel across the Greenbelt trails would not require a Conditional Use Permit from the borough. Instead it could be approved as a “Contract Award” which has minimal public input requirements and review compared to a Conditional Use Permit. (See below for more info). One note: The legislation implies passing this legislation will save the borough money by allowing gravel from the landfill to be extracted and sold. However, the gravel can still be extracted and sold without removing the requirement for a Conditional Use Permit.

Karol Riese

From: Karol Kolehmainen <plansmom@hotmail.com>
Sent: Tuesday, February 1, 2022 7:16 AM
To: MSB Planning Commission
Subject: Resolution comments
Attachments: Ordinance 22-02 & 22-03.pages

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

Please include my attached comments for the Feb 7 Planning commission meeting. I have attached them and copied also to get them through to you. Thank you!

I am writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

I am a resident of Summerwoods subdivision which is a direct neighbor to the landfill. My family and I treasure the area referred to as the Matanuska Greenbelt and know that eventually much of this trail system will be lost. As neighbors and trail users we feel we should at the very least be included in the process and for our comments to be considered.

Thank you for your attention.

Karol Kolehmainen
1560 North Loma Prieta Drive

Karol Riese

From: R Mollnow <rymo7195@gmail.com>
Sent: Tuesday, February 1, 2022 7:44 AM
To: MSB Planning Commission
Subject: Permit requirements for gravel pits

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

Hello,

I'm concerned about the proposal regarding gravel permits in the MatSu. I feel it would be irresponsible to reduce permit requirements which allow for longer term data tracking of gravel pits. These pits may provide resources but they also disrupt our environment, our green spaces throughout the Valley. Anything that reduces public engagement or knowledge is not a good model. The Valley continues to grow and I rely on the government to retain some responsibility to oversee and inform the public of destructive environmental changes. Please do not make a change resulting in a more liberal permitting system for gravel pits. Keep our green spaces and start planning a more environmentally friendly MatSu.

From a concerned citizen, trail and green space user.

Thanks,

Ryan Mollnow

Wasilla

Karol Riese

From: Claudia Sihler <bettercompanion@gmail.com>
Sent: Tuesday, February 1, 2022 11:48 AM
To: MSB Planning Commission; Better Companion
Subject: Legislation OR 22-003 and OR 22-002

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

To the Planning Committee of the Mat-Su Borough,

I am writing in **opposition** to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions **removes the government and public from a review process**. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without "unnecessary" regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that **permits are necessary to protect the public interest**. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

We are residents of Wasilla/ the Mat-Su Borough and use the Matanuska Greenbelt regularly for recreational and health purposes. My husband and I (and our dog and horses) treasure the area and we know that eventually much of this trail system will be lost, as a great portion of it is designated landfill property. As trail users of this particular core area gem and as Mat-Su residents concerned for any other future projects that could impact "our" public and neighboring lands, we feel **we should at the very least be included in the process and for our comments to be considered**. I can't imagine what somebody could come up with, if the conditional use permit wasn't needed anymore! A free pass for unimaginable destruction and pollution of lands, private and public!

Thank you for your attention.

Claudia and Frank Sihler
1400 E Regine Ave, Wasilla, AK

--

Claudia Sihler, CPDT-KSA
Wasilla, Alaska

Karol Riese

From: Dave Burns <akburnsy1313@gmail.com>
Sent: Tuesday, February 1, 2022 2:03 PM
To: MSB Planning Commission
Subject: gravel pit

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

Please do not allow a gravel pit to run through our matanuska greenbelt. I love these trails and use them frequently to run, bike and ride horses on. There are not many other trails near me that allow horses or bikes.

Thank you
Kim Burns

--

An infinite God can give all of Himself to each of His children. He does not distribute Himself that each may have a part, but to each one He gives all of Himself as fully as if there were no others.

A.W. Tozer

Karol Riese

From: OBike J <jshak180@gmail.com>
Sent: Wednesday, February 2, 2022 2:41 PM
To: MSB Planning Commission
Subject: Objection to Reference the legislation number (OR 22-003)

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

Planning commission; as a resident of the MSB My family and I utilize the Crevasse-Moraine trail system throughout the year for walking, running, and biking. I am strongly opposed to any plans to add gravel pit infrastructure within that area. Please protect this beautiful treasure in the heart of the borough. Let those trails be enjoyed 50-100 years from now. The MSB looks like one big gravel pit filled with ugly current and former gravel pits up and down the bogard extension, palmer wasilla highway, seldon road and so forth.

How about as an alternative, mine the massive amounts of gravel from the banks of the Matanuska river and protect property owners at the same time.

Josh Shaver
2310 N Verde Dr.
Palmer, AK 99645

Karol Riese

From: David Cheezem <dcheezem.2@gmail.com>
Sent: Wednesday, February 2, 2022 3:43 PM
To: MSB Planning Commission
Subject: OR 22-003

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

I am writing in opposition to OR 22-003, which would limit public input into decisions regarding gravel extraction on public land by short-circuiting the conditional use permit process.

As a former Planning Commissioner, I have seen how organized the gravel industry is. They have the resources to make their voices heard. They are well financed, well organized, and well connected. There is no legitimate justification for putting the finger on the scales for their benefit.

Please defend the democratic process and advise against this legislation.

Thank you,
David Cheezem

Karol Riese

From: PAUL FARNSWORTH <busfar@mtaonline.net>
Sent: Thursday, February 3, 2022 9:08 AM
To: MSB Planning Commission
Subject: OR-22-003 conveyors across public lands

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

I strongly object to allowing conveyors to run across the Crevasse Moraine and Matanuska Greenbelt and trying to short cut the public process is also a problem.

My family and I use those areas regularly

Paul Farnsworth
775 N Deshka Ridge Rd
Palmer 99645

Karol Riese

From: Jessica DeVeaux <myalaskasparkles@gmail.com>
Sent: Thursday, February 3, 2022 10:10 AM
To: MSB Planning Commission
Subject: Opposition OR22-03 and OR22-02

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

I'm writing to share my opposition for OR 22-03 and OR 22-02 regarding removal of Conditional Permits needed for gravel processing and removal from the MatSu Borough landfill. Public process and comments are an important aspect to government checks and balances, finding loopholes in the process to allow for contract awarding with limited public process. These types of projects need to go through a process by the planning commission, public comment, and surrounding property impacts. I am a homeowner in the Summerwoods Subdivision and my property shares a property line with the landfill. In that time we have had to listen to hours of landfill operations, gravel extraction operations, have a methane gas system installed for the recently closed cells, listen to the maintenance vehicles checking these systems several times a day/night. If you don't find that to be an impact then imagine the letters we have received about potential contaminated water sources and air quality when the methane was off fading inappropriately. Now we are having to compete with a very large and loud gravel extraction belt that will impact our standard of living once again, let alone the destruction of the one environmental gem we have going for us by living in close proximity to the landfill being the Crevasse Moraine Trail and Matanuska Greenbelt systems. I am vehemently opposed to the removal of conditional permitting within the Matsu Borough Landfill especially as it relates to the proposed gravel belt. This will ruin the only centrally located multi use trail system in Palmer/Wasilla area as well as drastically impact my home. I appreciate your time and thoughtful consideration for the environmental impacts these proposals will have on our community, especially in a time when finding "green" alternatives to doing business is paramount.

Respectfully,
Jessica DeVeaux
907-232-2367

Karol Riese

From: Josh Hejl <joshhejl@gmail.com>
Sent: Thursday, February 3, 2022 10:28 AM
To: MSB Planning Commission
Subject: OR 22-003 input

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

I am a MSB resident who uses the green belt.

I am opposed to OR 22-003 removing the conditional use permit.

There should be no conveyor belt across the greenbelt crevasse moraine area and public and the normal process should be allowed to continue.

Please record my response.

Thank you.

Josh Hejl

joshhejl@gmail.com

907-707-3590

Karol Riese

From: Andy DeVeaux <hpdandy@hotmail.com>
Sent: Thursday, February 3, 2022 10:35 AM
To: MSB Planning Commission
Subject: Opposition OR22-03 and OR22-02

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

I'm writing to share my opposition for OR 22-03 and OR 22-02 regarding removal of Conditional Permits needed for gravel processing and removal from the MatSu Borough landfill. Public process and comments are an important aspect to government checks and balances, finding loopholes in the process to allow for contract awarding with limited public process. These types of projects need to go through a process by the planning commission, public comment, and surrounding property impacts. I am a homeowner in the Summerwoods Subdivision and my property shares a property line with the landfill. In that time we have had to listen to hours of landfill operations, gravel extraction operations, have a methane gas system installed for the recently closed cells, listen to the maintenance vehicles checking these systems several times a day/night. If you don't find that to be an impact then imagine the letters we have received about potential contaminated water sources and air quality when the methane was off fading inappropriately. Now we are having to compete with a very large and loud gravel extraction belt that will impact our standard of living once again, let alone the destruction of the one environmental gem we have going for us by living in close proximity to the landfill being the Crevasse Moraine Trail and Matanuska Greenbelt systems. In addition to this, the MatSu Borough is attempting to raise my property value for taxes by \$50,000 while at the same time its proposing to push forward damaging industrial growth on my doorstep. This two things are mutually exclusive.

I am vehemently opposed to the removal of conditional permitting within the Matsu Borough Landfill especially as it relates to the proposed gravel belt. This will ruin the only centrally located multi use trail system in Palmer/Wasilla area as well as drastically impact my home. I appreciate your time and thoughtful consideration for the environmental impacts these proposals will have on our community, especially in a time when finding "green" alternatives to doing business is paramount.

Respectfully,
Andy DeVeaux

Karol Riese

From: Tom Smayda <smayda@mtaonline.net>
Sent: Thursday, February 3, 2022 1:03 PM
To: MSB Planning Commission
Subject: OR-22-003 OBJECTION

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

I strongly object to OR-22-003. Gravel extraction at this level should require a conditional use permit and go through the full public review process.

Tom Smayda

900 N Witherspoon Rd

Palmer, AK 99645

907-982-1661

Karol Riese

From: Amy Schachle <amyschachle@yahoo.com>
Sent: Thursday, February 3, 2022 6:18 PM
To: MSB Planning Commission
Subject: OR 22-003

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

Good day,

I am writing to voice my objection to OR 22-003. I feel that anything that possible removes the public's opportunity to voice concern or support for borough projects is a big step backwards. Please do not do this.

Amy Schachle

Karol Riese

From: Hailey Finley <subliminalketchup@gmail.com>
Sent: Thursday, February 3, 2022 9:57 PM
To: MSB Planning Commission
Subject: OR 22-003 Matsu Greenbelt

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

Hello, I'd like to make a comment on the proposal for gravel extraction in the Matsu Borough Greenbelt. These trails have been a generational past time for my family. I have personally spent countless hours in this park and it would be an exceptional loss for our community to turn it into anything other than what it is. I spend my summers running my dogs and riding our bikes through the Crevasse Moraine/UAA/Matanuska Lake trail system and we love it so much. Please do not turn one of our favorite spots into a gravel pit. I feel there are many other resources that the valley can provide and we do not want to lose what could be future generations possibility to enjoy the same natural beauty. Thank you for your time and please consider keeping this land as it is.

Hailey Ballard
Wasilla, Alaska

Karol Riese

From: Benji Ballard <ballard.benji@yahoo.com>
Sent: Thursday, February 3, 2022 10:06 PM
To: MSB Planning Commission
Subject: OR 22-003

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

Hi there,

I would like to comment on the issue of turning the Crevasse Moraine/Matanuska Lake trail system into a gravel pit/landfill extension. This proposal would ultimately end a summer tradition of mountain biking and running our dogs and future enjoyment for future outdoor enthusiasts. This land is best used in our opinion to allow the community to have a close and convenient spot to get out and enjoy Alaska's endless natural beauty. We use these trails through all the seasons and it would be a tremendous loss if we were to turn it into something as scarring to the land as a gravel pit. There are other resources Alaska has to offer, and we have many gravel extraction pits already. Please consider keeping these trails as they are.

Thank you,
Benji Ballard
Wasilla, Alaska

Karol Riese

From: David Cheezem <dcheezem.2@gmail.com>
Sent: Wednesday, February 2, 2022 3:43 PM
To: MSB Planning Commission
Subject: OR 22-003

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

I am writing in opposition to OR 22-003, which would limit public input into decisions regarding gravel extraction on public land by short-circuiting the conditional use permit process.

As a former Planning Commissioner, I have seen how organized the gravel industry is. They have the resources to make their voices heard. They are well financed, well organized, and well connected. There is no legitimate justification for putting the finger on the scales for their benefit.

Please defend the democratic process and advise against this legislation.

Thank you,
David Cheezem

Karol Riese

From: L A <aktkdchick@yahoo.com>
Sent: Friday, February 4, 2022 6:00 AM
To: MSB Planning Commission
Subject: Keep conditional use permit

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

I'm writing to let you know that I believe we should KEEP the conditional use permits.

Lisa McConarty/ Borough resident

Sent from my iPad

Karol Riese

From: Tianna Klineburger <windrider9999@yahoo.com>
Sent: Friday, February 4, 2022 8:21 AM
To: MSB Planning Commission
Subject: Gravel rail belt set

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

Good Morning,

I do not think you should remove the requirement for conditional use permits. The public should continue to be informed and have a voice in what happens to public land. Oversight by planning committees and community impact should not be forgotten in this and future project considerations.

Respectfully,
Tianna Pelton
Matsu Valley Resident.

Karol Riese

From: Dr. Jereld Rice <jereric@hotmai.com>
Sent: Friday, February 4, 2022 8:48 AM
To: MSB Planning Commission
Subject: Planning Commission Clerk regarding (OR-22-003 and OR 22-002)

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

My name is Jereld Rice and I request the commission to block the proposed exemption of a conditional land use permit for the (OR-22-003 and OR 22-002) gravel conveyor belt across the Crevasse Moraine/Greenbelt trails.

These trails are used extensively by the public, are maintained by vigorous public volunteers (Mat Su Valley Hikers and Bikers Association) and they have a right to testify and provide community concerns regarding this decision.

Thank you.

Jereld Rice

Karol Riese

From: Jereld and Alina Rice <jereldandalinarice@hotmail.com>
Sent: Friday, February 4, 2022 8:56 AM
To: MSB Planning Commission
Subject: Re: Planning Commission Meeting regarding Mat Su Green Belt

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

As a follow up: I am a Palmer, Alaska resident and use these trails extensively myself.

Thank you.

Alina Rice

From: Jereld and Alina Rice
Sent: Friday, February 4, 2022 10:45 AM
To: msb.planning.commission@matsugov.us <msb.planning.commission@matsugov.us>
Subject: Planning Commission Meeting regarding Mat Su Green Belt

For the record:

My name is Alina Rice and I earnestly request the commission to NOT ALLOW the proposed exemption of a conditional land use permit for the (OR-22-003 and OR 22-002) gravel conveyor belt across the Crevasse Moraine/Greenbelt trails. These trails are FOR the public and used extensively BY the public and they have a right to testify and provide community concerns regarding this decision.

Thank you.

Alina Rice

Karol Riese

From: Robin Houtte <rhoutte@gmail.com>
Sent: Friday, February 4, 2022 11:09 AM
To: MSB Planning Commission
Subject: Resolution PC-22-02 /03

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

I am writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

Karol Riese

From: lfinney57@gmail.com
Sent: Friday, February 4, 2022 11:43 AM
To: MSB Planning Commission
Subject: Proposed OR 22-003 and OR 22-002

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

I am writing to express my deep concern regarding the proposed changes to regarding the Conditional Use Permit and the proposed changes regarding the MSB Central Landfill. Having lived in the valley for over 40 years I've seen many changes here but removing the ability of citizens to express their views on any proposals requiring a CUP is not acceptable. The Assembly person who has proposed this change to the public hearing process needs to consider the tax paying citizens of the MSB and their right to express their opinions regarding development proposals that affect them. It's a very slippery slope to begin taking away the ability of citizens to be heard. As you know, the Central Landfill is surrounded by residential subdivisions. Many people use the Crevasse Moraine trail system, and both of the proposed ordinances affect these citizens. I would imagine that a conveyor belt in the area would be a noise issue as well. I would encourage the Planning Commission to reject these ordinances or any proposal to keep the public from testifying on this or any CUP.

Thank you for your consideration in this matter.

Lindsey Finney

Karol Riese

From: Maricella Hall <zillamc@yahoo.com>
Sent: Friday, February 4, 2022 4:39 PM
To: MSB Planning Commission
Subject: Matanuska Greenbelt

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

We are writing in opposition to the proposed Resolution PC 22-02 and Resolution PC 22-03. Resolution 22-02 would not only be applicable to landfill property but to all private and public lands within the borough, with very few exceptions, and allows for a ten fold increase in annual extraction activities that would no longer require permit reviews.

Conditional use permits are designed to ensure that the use is in harmony with the purposes of a zoning ordinance and that a use will not adversely affect a neighborhood if certain requirements and conditions are met. The conditional permit process does not discourage development but rather ensures that such activities are done correctly and with careful consideration. Blanket approval of such large scale gravel extractions removes the government and public from a review process. It allows no opportunity for regulation and the application of requirements that would prevent an operation from activities injurious to adjacent property owners or harmful to public welfare. The comments state that "the intent of raising the exemption is to allow the citizens and owners of this resource to use and develop the resource without unnecessary regulation and expense". To make the case that it is too costly to require such review is ludicrous as any prospective developer would rather not pay for a permit, large or small. However, sound governing dictates that permits are necessary to protect the public interest. This is a drastic change and I am opposed to such blanket non-reviewed approvals of these activities.

We are residents of Summerwoods subdivision which is a direct neighbor to the landfill. We treasure the area referred to as the Matanuska Greenbelt and know that eventually much of this trail system will be lost. As neighbors and trail users we feel we should at the very least be included in the process and for our comments to be considered.

Thank you for your attention.

Maricella and Scott Hall
1701 N Loma Prieta Dr.

Karol Riese

From: Bob Charles <bcharles@kniktribe.org>
Sent: Saturday, February 5, 2022 5:26 AM
To: MSB Planning Commission
Subject: Re: OR 22-003

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

Please consider my previous email as a comment from a citizen, myself and not from Knik Tribe. I am concerned that public participation in commenting on public projects is allowed, especially if the project has potential environmental impacts like this one.

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Bob Charles
Sent: Friday, February 4, 2022 1:56:36 PM
To: msb.planning.commission@matsugov.us <msb.planning.commission@matsugov.us>
Subject: OR 22-003

Knik Tribe is very concerned with the proposed ordinance OR 22-003 which proposes to drop the requirement of a CONDITIONAL USE PERMIT before building a gravel conveyor belt in the greenbelt area below the MSC Central Landfill. This would mean that projects like the conveyor belt or anything else in the future will not require to be brought to the public or any committee before they can put out a bid and get a contractor to do the job.

Besides the above concerns, in our best analysis the gravel conveyor belt has the potential to create environmental impacts with noise pollution, dust and other related contamination in the surrounding affected areas, but in particular it would cut-off two well used public access trails in the valley Crevasse Moraine Trail, UAA Trail all the way to Kepler Bradley. We feel it imperative that the MSB Planning Commission recommend that the Assembly oppose passage of OR 22-003.

Thanks,

Bob Charles
Tribal Transportation Program Manager
Knik Tribe
P.O. Box 871565
Wasilla, Alaska 99687
Direct (907) 373-3153
Cell (907) 306-2503

"A calm and modest life brings more happiness than the constant pursuit of success combined with constant restlessness." Albert Einstein, Theory of Happiness 1922

This message is intended only for the use of the individuals to which this e-mail is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable laws. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail from both your "inbox" and your "deleted items" folders. Thank you.

Karol Riese

From: Gateway Community Council <gatewaycommunitycouncil@gmail.com>
Sent: Monday, February 7, 2022 8:22 AM
To: MSB Planning Commission; Alex Strawn
Subject: Gateway Community Council: Comments on OR 22-002 and OR 22-003

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

Dear Planning Commission:

The Gateway Community Council met on February 2, 2022, and after learning more about these ordinances and debating their merits and potential consequences, we voted to oppose OR 22-002 and OR 22-003 as written unanimously. We hope that the Planning Commission will take our comments into account as the home area of both the Central Landfill and numerous gravel extraction operations:

OR 22-002: Permit exemption for gravel pits under 20,000 cubic yards a year

Council comment: We oppose this ordinance as written and support maintaining current public comment opportunities. Under this proposed ordinance, the community and the community council would not have a voice in many projects which potentially could have negative impacts on surrounding properties. For example, the ordinance as written would potentially allow gravel extraction to occur in closely structured residential neighborhoods or shared community assets such as the Matanuska Greenbelt with no public input. Moreover, the ordinance as written would negate reclamation requirements, and owners/operators would have no requirement to return the property to a usable state when extraction is complete.

OR 22-003: Exemption for gravel operations at the Borough landfill

Council comment: The Gateway Community Council opposes this ordinance as written and prefers the Borough and its contractors follow existing regulatory and oversight procedures. It is inappropriate for the Borough to be exempt from its own regulations that all other commercial operators are required to follow.

Likewise, as the central landfill and surrounding MSB lands are located in the Gateway Community Council Area, we feel strongly that the public should be heard in any decision regarding both the current landfill area as well as any new development using designated, but currently not developed, lands. Preservation of our natural landscape is important for MSB's continued reputation as a community with access to world-class outdoor recreational opportunities. Development of these lands should not be taken lightly, and the land's current status as multiuser trails and natural places is very important to not just Gateway's residents, but the entire Mat-Su Valley's health, happiness, and wellbeing.

Thank you for your consideration,

KC Elliott
Gateway Community Council President

This Page Intentionally Left Blank