

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1
Richard Allen, District 2
Patricia Chesbro, District 3, Vice-Chair
Mike Rubeo, District 4
VACANT, District 5
Stafford Glashan, District 6, Chair
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT

Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager
Jason Ortiz, Development Services
Manager
Fred Wagner, Platting Officer
Karol Riese, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

April 4, 2022
REGULAR MEETING
6:00 p.m.

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 to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

TELEPHONIC TESTIMONY:

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Friday before the meeting.)

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- 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.” (There may be a delay, please be patient with the system.)
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- 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

- Questions or comments will **not** be answered; please call the number above if you have a comment or concern.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: 03/21/22

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 22-05

A conditional use permit in accordance with MSB 17.60 – Conditional Use Permit (CUP) for a marijuana retail facility located at 2888 South Clapp Street, Tax ID# 1011B01T001-2; within Township 17 North, Range 1 West, Section 19, Seward Meridian, Public Hearing: April 18, 2022 (Applicant: Kerby Comen for Green Degree; Staff: Peggy Horton, Planner II).

Resolution PC 22-09

A conditional use permit in accordance with MSB 17.60 – Conditional Uses, allowing for the operation of a marijuana retail facility located at 2893 S. Big Lake Road, Unit #4, Tax ID #1783B04L001; within Township 17 North, Range 3 West, Section 21, Seward Meridian, Public Hearing: April 18, 2022 (Applicant: Jolyn Jillson, dba The Green Spot, LLC; Staff: Mark Whisenhunt, Planner II).

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution PC 22-13

A resolution of the Matanuska-Susitna Borough Planning Commission recommending adoption of the Matanuska-Susitna Borough 2022 Official Streets and Highways Plan update, Public Hearing: April 18, 2022 (Staff: Adam Bradway, Planner II).

Resolution PC 22-16

A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly adoption of an ordinance amending MSB 17.05 to exclude the Port MacKenzie Special Use District, Public Hearing: April 18, 2022 (Staff: Tracy McDaniel, Real Property Analyst).

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

Resolution PC 22-15

A resolution of the Matanuska-Susitna Borough Planning Commission recommending Assembly approval of the dual land classification of a borough-owned parcel for forest management and general purpose (MSB007874) (Staff: Joe Metzger, Land Management Specialist).

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application*).

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

A. Susitna Basin Recreation Rivers Advisory Board Seat

XIV. COMMISSION BUSINESS:

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

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MINUTES

March 21, 2022

(Page 5-10)

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on March 21, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Stafford Glashan.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. Patricia Chesbro, Assembly District #3, Vice-Chair
Mr. Michael Rubeo, Assembly District #4
Mr. Stafford Glashan, Assembly District #6, Chair
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Chris Elder, Assembly District #5

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Mr. Jason Ortiz, Development Services Manager
Ms. Denise Michalske, Assistant Borough Attorney
Ms. Karol Riese, Planning Depart. Administrative Specialist/Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Glashan inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Mark Whisenhunt.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: 02/28/2022 and 03/07/2022

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

GENERAL CONSENT: The consent agenda was approved as amended without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no Agency/Staff Reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

(There were no persons to be heard.)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution PC 22-04

A conditional use permit in accordance with MSB 17.17 – Denali State Park Special Land Use District: for the operation of a commercial use (horse and wagon rides) at 10578 E. Walter Harper Way, Tax ID # 29N05W33D012 & 29N05W33D028; within Township 29 North, Range 5 West, Section 33 Seward Meridian (Applicant: Steve Van Troba, dba D & S Alaskan Trail Rides; Staff: Mark Whisenhunt, Planner II).

Chair Glashan read the resolution title into the record.

Mr. Whisenhunt provided a staff report:

- staff recommended denial of the resolution.

Commissioners questioned staff regarding:

- meeting MSB standards; as-built; and private lot line code

Chair Glashan invited the applicant to provide an overview of their application.

- Mr. Van Troba, applicant, provided an overview of their application.

Commissioners questioned the applicant regarding:

- History of permit in the 90's; moving the barn; business clients; as-built; permissions to use Boy Scout's and state park property; gold claim; and typical ride length.

Chair Glashan opened the public hearing.

There being no one to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Allen moved to approve Planning Commission Resolution 22-04.
The motion was seconded.

Discussion ensued

VOTE: The main motion failed with Commissioner Glenn and Allen in favor.
2 Yes; 4 No

MOTION: Commissioner Chesbro moved to approve Planning Commission Resolution 22-12.
The motion was seconded.

VOTE: The motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution PC 22-07 A resolution of the Matanuska-Susitna Borough Planning Commission recommending approval of an ordinance increasing the separation distance between gravel extraction and the seasonal high water table from four feet to ten feet (Staff: Alex Strawn, Planning and Land Use Director).

Chair Glashan read the resolution title into the record.

Mr. Strawn provided a staff report.

Commissioners questioned staff regarding:

- Reclamation; notification to gravel pit owners

Chair Glashan opened the public hearing.

The following persons spoke in opposition of Planning Commission Resolution 22-07: Mr. James Molhaney

There being no one else to be heard, Chair Glashan closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Chesbro moved to approve Planning Commission Resolution 22-07.
The motion was seconded.

Discussion ensued

VOTE: The main motion failed without objection.

MOTION: Commissioner Scoggin moved to approve Planning Commission Resolution 22-14.
The motion was seconded.

VOTE: Motion 22-14 passed without objection.

XI. CORRESPONDENCE AND INFORMATION *(There was no correspondence and information.)*

XII. UNFINISHED BUSINESS *(There was no unfinished business.)*

XIII. NEW BUSINESS *(There was no new business.)*

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items (*Staff: Jason Ortiz*)
(*Commission Business was presented, and no comments were noted.*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Denise Mechalske: Reminded of quasi-judicial matters; they should not be discussed.

Commissioner Chesbro: We make decisions we do not like to make.

Alex Strawn: Items could come before the commission in a quasi-judicial case in the future; do not discuss.

Commissioner Glashan: Echo Commissioner Chesbro's comments

XVI. ADJOURNMENT

The regular meeting adjourned at 7:13 p.m.

STAFFORD GLASHAN
Planning Commission Chair

ATTEST:

KAROL RIESE, Planning Commission Clerk

Minutes approved: _____

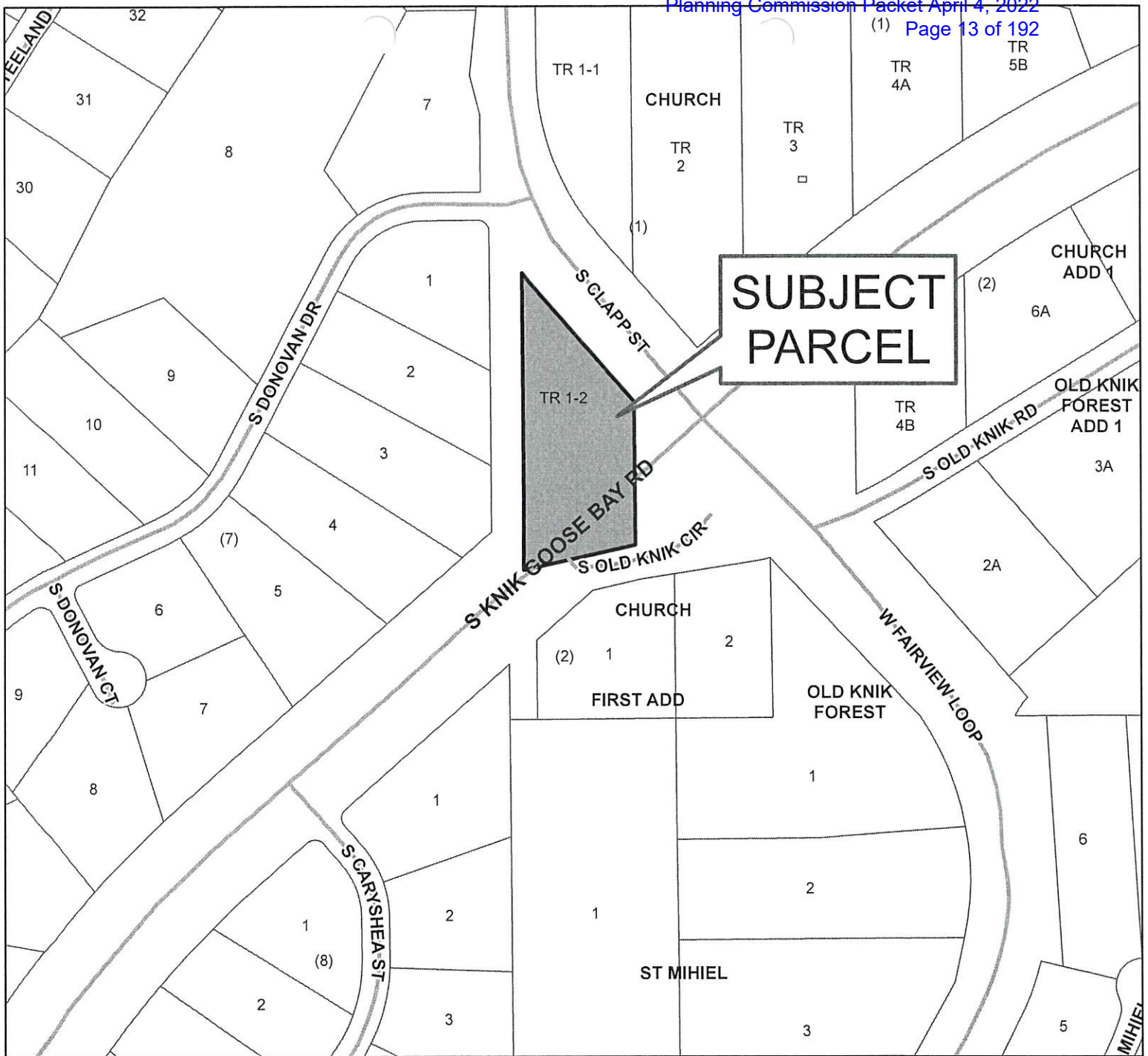
INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL

Resolution No. PC 22-05

Kerby Comen for Green Degree

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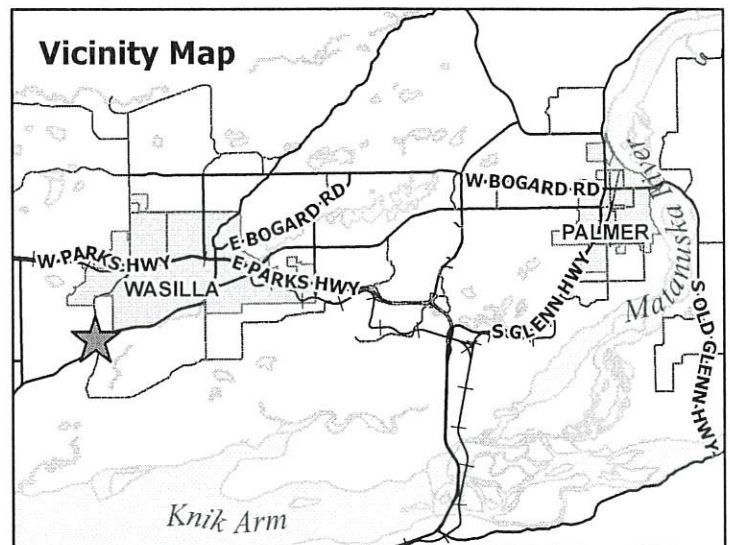
INTRODUCTION FOR PUBLIC HEARING



1011B01T001-2



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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
Email: permitcenter@matsugov.us

JAN 22 2020

Received

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

☒ \$1,000 for Marijuana Retail Facility
☐ \$1,000 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

N/A Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
N/A Odor Mitigation and Ventilation Plan – 17.60.160 (B)
N/A Hazardous Chemicals Information – 17.60.160 (C)
N/A Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

☒ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17N, Range: 01W, Section: 19 1/4B, Meridian: 5
MSB Tax ID# 1011B01T001-2
SUBDIVISION: Church BLOCK(S): 1, LOT(S): TR-1-2
STREET ADDRESS: 2888 S Clapp St
FACILITY / BUSINESS NAME: Green Degree

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☒ Yes ☐ No ☐ N/A

Name of Property Owner

DAVID J. POYLE

Mailing: P.O. BOX 873982

WASILLA, AK 99687

Phone: Hm 907-992-4127 Fax N/A

Wk N/A Cell 907-992-4127

E-mail ddoyl@7784@gmail.com

Name of Agent / Contact for application

Kerby Coman

Mailing: 124 W Swanson Ave

WASILLA AK 99654

Phone: Hm 884-3153 Fax _____

Wk _____ Cell _____

E-mail Kerby@greendegree.net

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	✓
Signage – Existing and Proposed.	✓
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	✓
Buffering – Fences, vegetation, topography, berms, and any landscaping	✓
Drainage	✓
Vehicular and pedestrian circulation patterns.	✓
Exterior site lighting.	✓
Location and dimensions of parking areas to be provided	
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	✓
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	✓
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	✓
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	✓
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	✓
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	✓
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> Increased property line and right-of-way buffers Planted berms and landscaping Site and building design features which contribute to the character of the surrounding area 	✓
Describe how this use is compatible with the character of the surrounding area.	✓
Current status of State License application process – 17.60.150 (D) (1)	✓

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: <ul style="list-style-type: none"> • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations. 	✓
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	✓

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	✓
Interior floor plans (specific location of the use or uses to be made of the development).	✓
Net floor area square footage calculations.	✓

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

MSB Tax account #(s) 10113017001-2 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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

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

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

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

<u>David Doyle</u>	<u>DAVID DOYLE</u>	<u>11/16/2021</u>
Signature: Property Owner	Printed Name	Date
<u>Kerby Coman</u>	<u>Kerby Coman</u>	<u>1-18-21</u>
Signature: Agent	Printed Name	Date



Kerby's Corporation Conditional Use Permit for Marijuana Related Facility

The following supplemental documentation is for attachment to the Conditional Use Permit Application for Kerby's Corporation, doing business as Green Degree, for a Retail Marijuana Store License location at 2888 S Clapp St. Wasilla AK 99623.

1. SITE PLAN

1.1. PROPOSED AND EXISTING SITE STRUCTURES

See attached Plot Plan.

1.2. SIGNAGE

Green Degree will use three signs that will identify the store by its business name and logo.

The following are dimensions, descriptions and placements of each sign.

- a) Sign #1 will be attached to the front of the building and will be cut out letters backlit and will not exceed 4800 square inches.
- b) Sign #2 & #3 will be located on the southeast corner of the lot. It will be double sided accounting for 2 of the 3 signs, they will be cabinets and will be back lit and will be approximately 5'x7' in dimensions.

1.3. PUBLIC RIGHTS OF WAY

See attached As-Built.

1.4. BUFFERING

See attached Map

1.5. DRAINAGE

See attached Site Plan.

1.6. VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS

See attached Site Plan.

1. 7. EXTERIOR SITE LIGHTING

See attached Site Plan.

1.8. LOCATION AND DIMENSIONS OF PARKING AREA

See attached Site Plan.

1.9. SCALE AND NORTH ARROW

See attachments.

2. MAP

2.1. IDENTIFY ALL EXISTING LAND USES WITHIN 1000 FEET

See attached Map.

2.2. SCALE AND NORTH ARROW

See attached Map.

3. ADDITIONAL INFORMATION

3.1. IS THE CONDITIONAL USE COMPATIBLE WITH AND WILL IT PRESERVE OR NOT MATERIALLY DETRACT FROM THE VALUE, CHARACTER OF THE SURROUNDING AREA?

Yes. The building in which this marijuana retail store is housed is a commercial building. This use is compatible seeing how there are multiple commercial uses adjacent to this lot.

3.2. WILL THE GRANTING OF THE CONDITIONAL USE PERMIT BE HARMFUL TO THE PUBLIC HEALTH, SAFETY, CONVENIENCE AND WELFARE?

No. We have been operating cannabis stores in Wasilla for over 3 years and have done nothing but helped the community and economy. We also will have certain plans in place to ensure public health and safety such as: Managers and employees will be preventing diversion of marijuana or marijuana products by surveilling visitors and other staff for suspicious behaviors and or activities. Signs will be posted that warn people of the security cameras in use. Surveillance cameras will also be positioned to capture all areas where Marijuana will be. Inventory will be taken on a daily and weekly basis, any and all inventory discrepancies will be investigated. All restricted access areas will have signs posted that read "RESTRICTED ACCESS AREA Visitors must be escorted". Employees will manage any member of the public to ensure they do not gain access to restricted access areas without permission. There will always be an employee monitoring restricted access area entrances during all work shifts. All restricted access areas will be behind locked commercial grade doors equipped with commercial grade locks during non-business hours. Premises have alarm systems in place at every exterior door and window with motion detectors where needed. All cameras will be placed in such a way to produce a clear unobstructed view adequate enough to identify any individual inside the licensed premises or within 20 feet of each entrance to the licensed premises.

Any and all cannabis waste this facility produces gets rendered unusable waste by being ground up with trash and being disposed of in the onsite dumpster.

3.3. ARE SUFFICIENT SETBACKS, LOT AREA, BUFFERS AND OTHER SAFEGUARDS BEING PROVIDED?

We currently have plans on moving the building to comply with setbacks. We are hoping to accomplish this late February Early March. All required setbacks will be met once we move the build to the East 4 feet. Lot area, buffers, and other safeguards have been met and are provided. Currently the property is within state and borough regulations.

3.4. DOES THE CONDITIONAL USE FULFILL ALL OTHER REQUIREMENTS OF MSB CHAPTER 17.60 PERTAINING TO THE CONDITIONAL USE IN THIS SECTION?

Yes.

3.5. DESCRIBE MEASURES TAKEN TO PREVENT ANY POTENTIAL NEGATIVE EFFECT UPON OTHER PROPERTIES IN THE AREA DUE TO SUCH FACTORS AS NOISE OR ODOR.

The establishment will not be increasing the amount of noise or odor in the area. All retail operations will be taking place indoors nor do we plan on having anything outdoors that will create any additional noise or odor, therefore this should not increase any noise or have any effect on the odor of the atmosphere.

3.6. DESCRIBE MEASURES TAKEN TO REDUCE NEGATIVE EFFECTS UPON ADJACENT PROPERTIES BY:

a. INCREASED PROPERTY LINE AND RIGHT-OF-WAY BUFFERS

i. Not Applicable.

b. PLANTED BERMS AND LANDSCAPING

ii. When we took possession of this lot it needed a lot of work. We have done a lot of excavating and so far. The excavating that has taken place was installing a well and septic system and leveling the lot. The landscaping taking place will be some grass seed in areas with topsoil. and possibly some planted trees for beautification.

c. SITE AND BUILDING DESIGN FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE SURROUNDING AREA

iii. We have painted the exterior siding, building a front porch and updating the interior to make it more appealing to the public. There will be no changes to the exterior or the interior of the building that will negatively impact adjacent properties.

3.7. DESCRIBE HOW THIS USE IS COMPATIBLE WITH THE CHARACTER OF THE SURROUNDING AREA.

The building in which this marijuana retail store is housed is a commercial building. The lot has great access from Clapp St. There are multiple commercial uses adjacent to the lot on both Knik- Goose Bay Rd and Clapp St.

3.8. CURRENT STATUS OF STATE LICENSE APPLICATION PROCESS

We currently have an application turned in with Central Mat-Su Fire Code Office for our Fire Marshal Review and we are currently approved with AMCO for our State Marijuana License.

4. STANDARDS FOR MARIJUANA RETAIL FACILITY

4.1 DESCRIBE HOW THE SUBJECT PARCEL IS APPROPRIATE FOR THE PROPOSED CONDITIONAL USE

The overall use of that section of Clapp St. is used commercially and the building Green Degree is located has been used for commercial. It meets all the required setbacks and buffers. Our proposed hour of operation is mon-sun 8am to 5am. These hours of operation are appropriate for this location because: This is primarily a commercial part of Clapp St. a few residential neighbors that have vegetative buffering between the proposed building and the neighbors homes. This will have no impact on any residential parcels, It poses no threat to public safety or the surrounding area, See attached map for identification of surrounding parcels.

4.2 PROVIDE INFORMATION SHOWING MINIMUM PARKING STANDARDS

HAVE BEEN MET AS REQUIRED BY MSB 17 .60.170 (8) AND (C)

Each parking spot is 10' x 20' A handicap parking sign will be hung in the designated handicap parking spot.

5. FLOOR PLAN

5.1 DIMENSIONS OF ALL STRUCTURES

See attached Floor Plan

5.2 INTERIOR FLOOR PLANS

See attached Floor Plan

5.3 NET FLOOR AREA SQUARE FOOTAGE CALCULATIONS

See attached Floor Plan

6. Additional Information

6.1 We will have anywhere from 2 to 7 employees staffing this location at any given time.

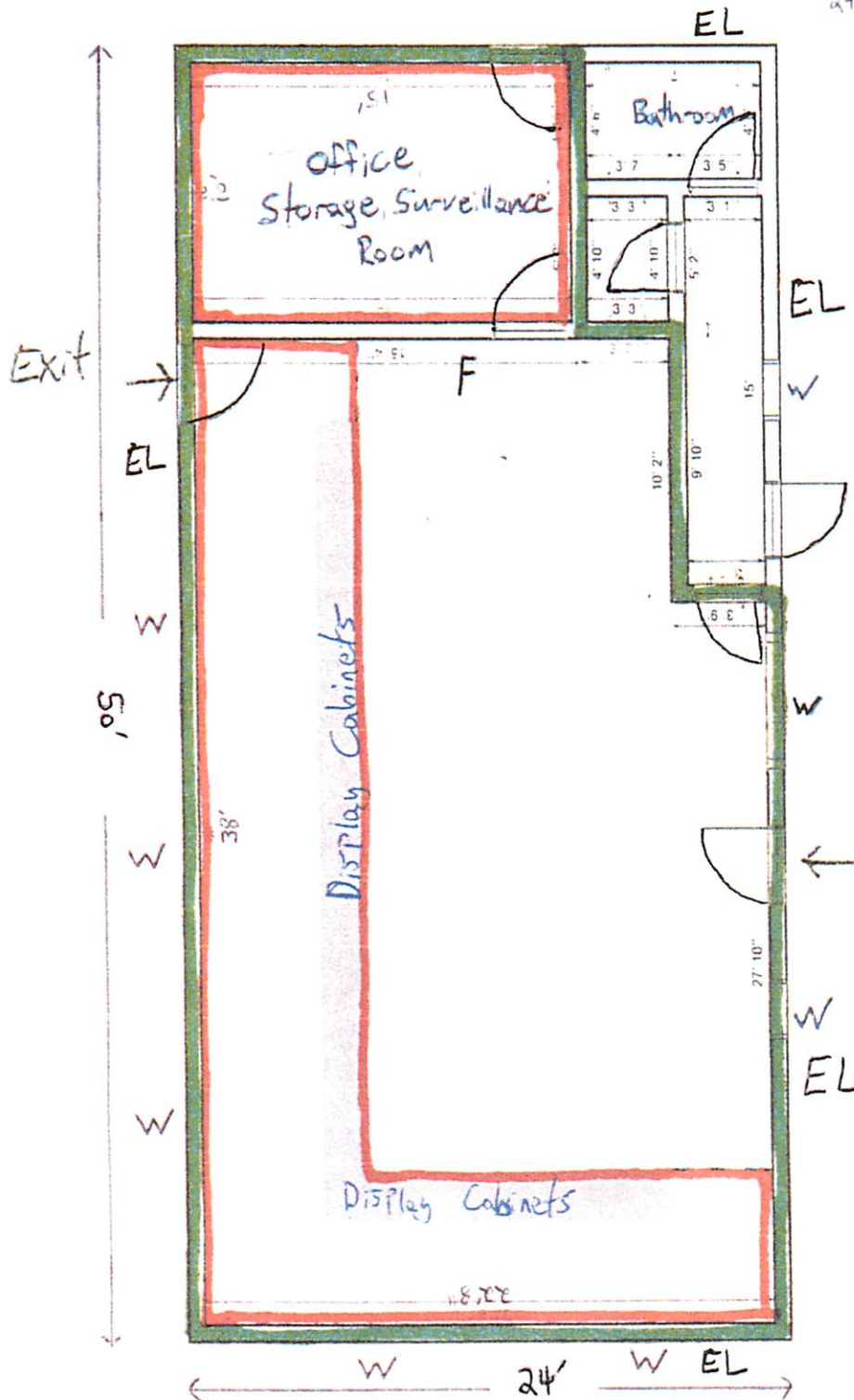
6.2 At this time we do not plan on getting an Onsite Consumption Endorsement from the state to allow us to have consumption of marijuana within the licensed premises. If and when we do then we will follow proper channels which would include changes to our Conditional Use Permit.

6.3 All employees will be policing the premises to ensure that no loitering is taking place. If there is a person that seems to be loitering staff will ask that person to leave and will escort that individual off the premises.

6.4 All Exterior Lighting will be downward directional and shaded to minimize light spillage on neighboring properties and into nearby traffic.

Diagram #1 / Floor Plan
License # 27096
DBA Green Degree

$24' \times 50' = 1200 \text{ sq. ft.}$



= Licensed Premises
Boundary = 973.2 sq. ft.

= Restricted Access
Area = 355 sq. ft.

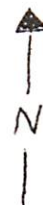
W = Window

F = Fire extinguisher
EL = Exterior lighting

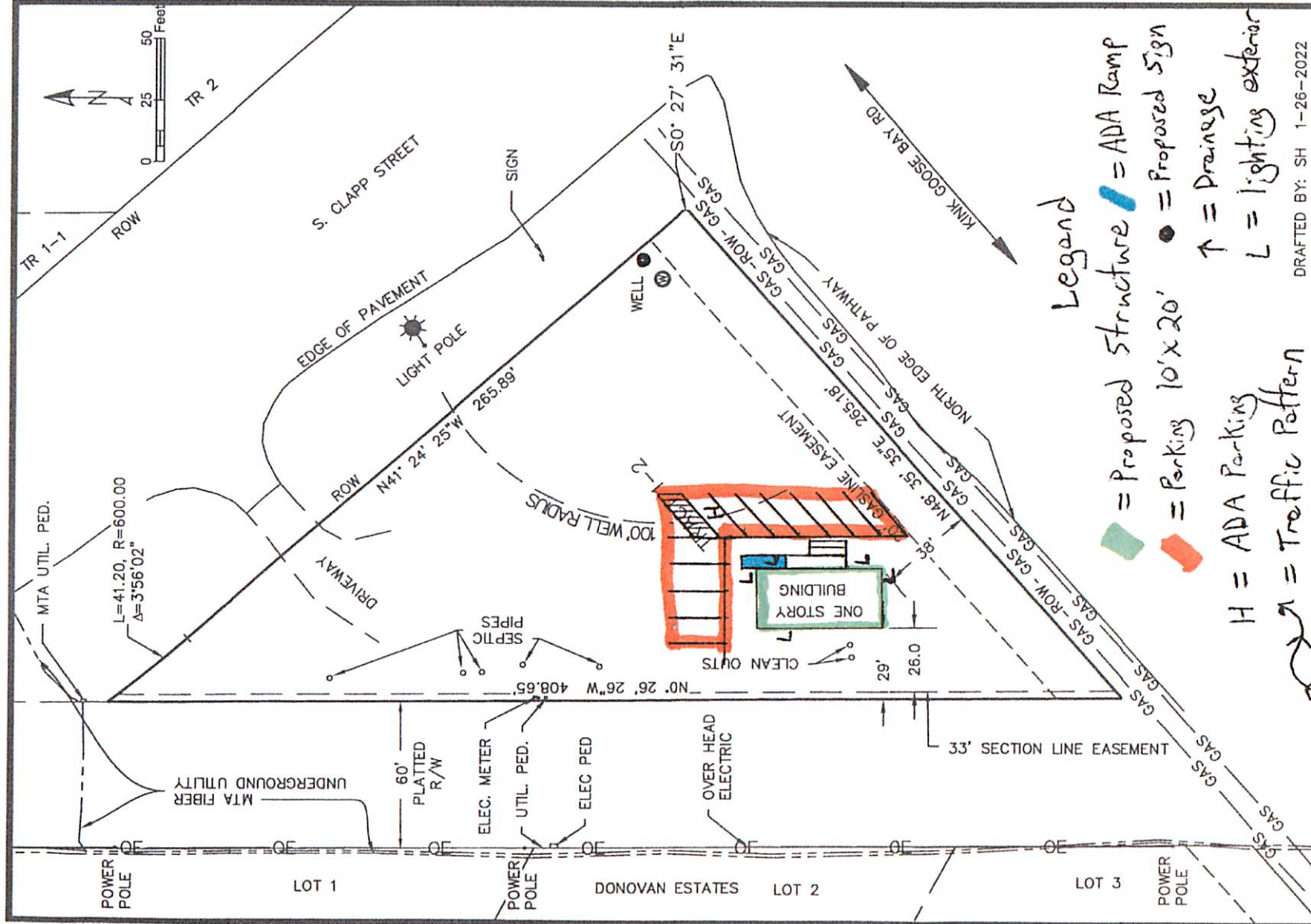
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Mat-Su Borough
Development Services

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RECEIVED
 FEB 13 2022
 Mat-Su Borough
 Development Services





Legend

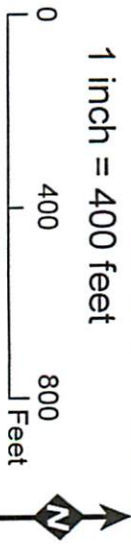
- 1000' buffer
- Subject parcel
- Parcels

R = Residential
 C = Commercial
 V = Vacant

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Date: 10/16/2020

Map



Letter of Authorization

I, David Doyle, Owner of the property located at 2888 S Clapp St Wasilla AK 99623 do here-by authorize Kerby Coman and his affiliates to act as agent and contact person for this conditional use permit.



David Doyle
Property Owner
(907) 982-4127

Date 10/16/2020



THE STATE

of
ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

FOR DIVISION USE ONLY

Limited Liability Company
Initial Biennial Report

Web-3/29/2019 3:23:14 PM

Entity Name: Mat-Su Valley Asian Marketplace, LLC
Entity Number: 10102900
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent

Name: David Doyle
Physical Address: 2888 S. CLAPP ST., WASILLA, AK 99623
Mailing Address: P.O. BOX 873982, WASILLA, AK 99687

Entity Physical Address: 2888 S. CLAPP ST., WASILLA, AK 99623**Entity Mailing Address:** P.O. BOX 873982, WASILLA, AK 99687

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Lanhua Doyle	P.O. Box 873982, Wasilla, AK 99687	49	Manager, Member
David Doyle	P.O. Box 873982, Wasilla, AK 99687	51	Manager, Member

NAICS Code: 445110 - SUPERMARKETS AND OTHER GROCERY (EXCEPT CONVENIENCE) STORES**New NAICS Code (optional):**

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: David Doyle



Matanuska-Susitna Borough

Planning and Land Use Department

Development Services Division

350 East Dahlia Ave Palmer, AK 99645
Phone (907) 861-7822 / Fax (907) 861-8158
www.matsugov.us

FINAL DRIVEWAY ACCEPTANCE

May 29, 2019

The Matanuska-Susitna Borough has performed the Final Inspection of the driveway on tax parcel **1011B01T001-2**. Your Approved Driveway Permit Number is **D22027**.

Please keep this letter.

NOTE: The driveway is approved in its current condition. Should changes be made to the size or location of the driveway this permit shall become null and void and a new driveway permit will need to be obtained.

If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

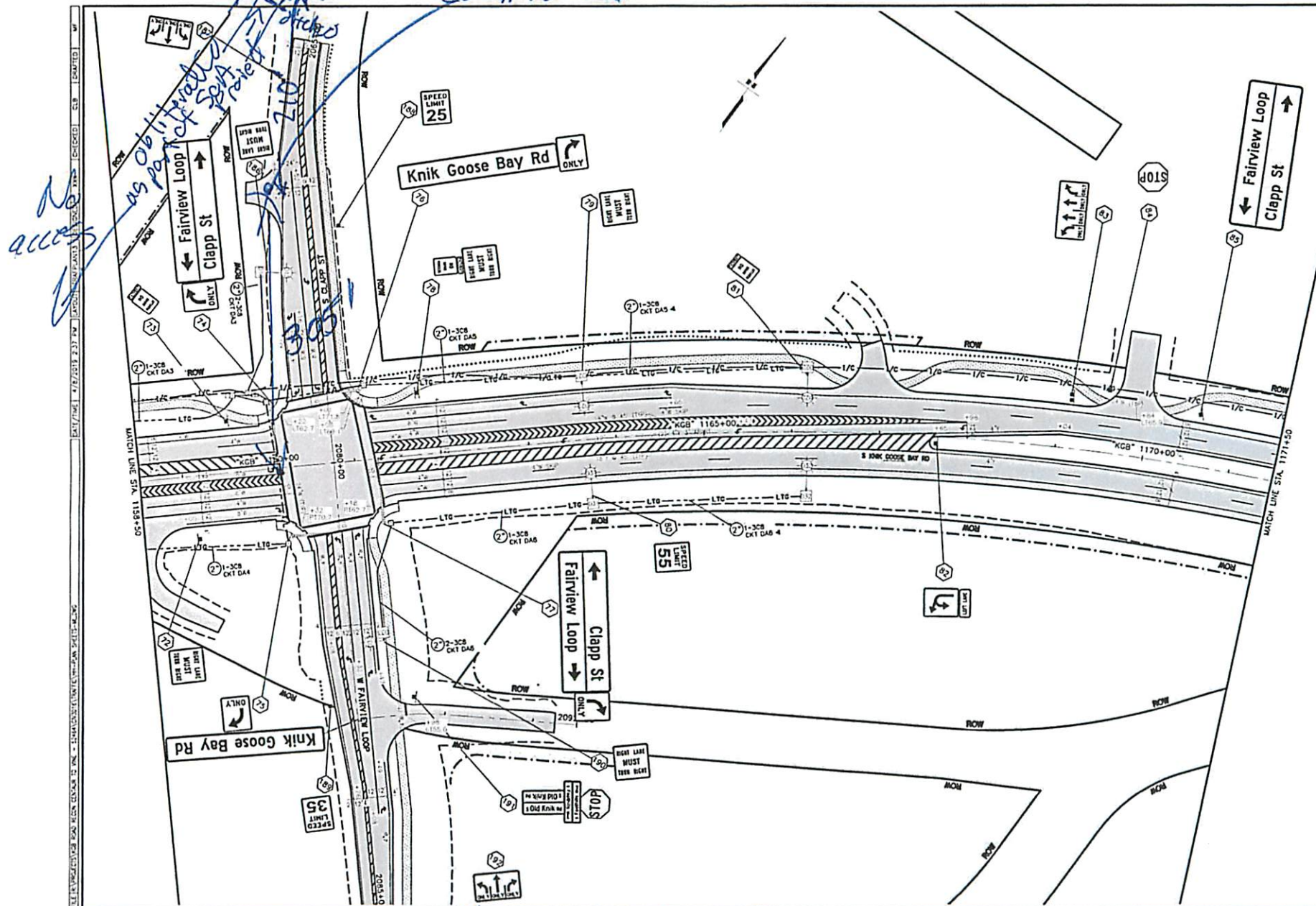
Sincerely,

George W. Hays
Deputy Borough Manager

57' cannot be commercial here

P22027

commercial access?



SHEET NO.	TOTAL SHEETS
HH16	HH33
STATE	YEAR
ALASKA	2019
PROJECT DESIGNATION	
0525016/ Z524640000	
NO.	REVISION
DATE	
NO.	REVISION
DATE	
NO.	REVISION
DATE	



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
KNIK GOOSE BAY ROAD
RECONSTRUCTION: CENTRAL
AVENUE TO VINE ROAD
INTERCONNECT, ILLUMINATION,
SIGNING & STRIPING PLAN:
STA. 1158+50 TO
STA. 1171+50

currently needs inspection

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE

State of Alaska / Commerce / Marijuana / License Search

LICENSE SEARCH

License #:

License Type:

Doing Business

Physical

As:

Address:

Business

License #:

Search

Reset Fields

Search by Licensee information instead? [Click here](#)

License Results

1 Records

License #	Business License #	Doing Business As	License Type	License Status	Physical Address
27096	1033365	GREEN DEGREE	Retail Marijuana Store	Delegated	2888 S Clapp St Wasilla, AK 99623 UNITED STATES

MSB • Department of Emergency Services • Central Mat-Su Fire Department

Fire & Life Safety Division

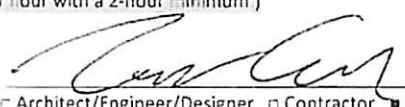
Physical: Station 51 – 1911 S Terrace Court, Palmer
Mailing: 101 W Swanson Avenue • Wasilla, AK 99654

Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



Before beginning the construction, alteration, repair, or changing the occupancy of a building, a substantial land structure, or any structure regulated by the state fire marshal, plans and specifications... must be submitted... for examination and approval. 13 AAC 50.027(a) No construction may begin until plans have been approved
...a person who violates the provisions of AS 18.70.10 – 18.70.100 or a regulation adopted under those sections... is guilty of a Class B misdemeanor. AS 18.70.100(a).
If any work for which a plan review and approval is required... has been started without first obtaining plan review and approval, a special processing fee will be charged. The special processing fee is an additional charge equal to the amount of the standard plan review fee for the project. Subsequent violations by the same person or business will result in an additional special processing fee multiplied by the number of previous violations. 13 AAC 50.027(c)(5).

The MSB assembly accepts a fire code deferment from the Alaska State Fire Marshal's office for the Central Mat-Su FSA and the adoption of all current and future Alaska State Fire and Life Safety regulations and related plan review fee schedules. MSB RS06 054

Building Name Green Degree					
Tenant/Occupant Kerby's Corporation					
Project Address 2888 S Clapp Rd			Suite/Unit	City Wasilla	
Property Tax ID# 1011B01T001-2	Legal Description 17N01W191/4BS	Lot TR-1-2	Block 1	Subdivision Church	
Project Description Renovating current building to a Cannabis Retail Store					
Describe use of Building/Tenant Space Cannabis Retail Store					
Total Square Footage 1200	<input type="checkbox"/> New Building <input type="checkbox"/> Foundation <input type="checkbox"/> Framing <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Change of Occupancy	<input type="checkbox"/> Relocation of Building/Structure <input type="checkbox"/> Kitchen Hood and Duct <input type="checkbox"/> Sprinkler System (Devices: _____) <input type="checkbox"/> Alarm System (Devices: _____) <input type="checkbox"/> Fuel System <input type="checkbox"/> Other:	Construction Type <input type="checkbox"/> IA <input type="checkbox"/> IIB <input type="checkbox"/> IB <input type="checkbox"/> IV <input type="checkbox"/> IIA <input type="checkbox"/> VA <input type="checkbox"/> IIB <input type="checkbox"/> VB <input type="checkbox"/> IIIA		Occupancy Use <input type="checkbox"/> A <input type="checkbox"/> I <input type="checkbox"/> B <input type="checkbox"/> M <input type="checkbox"/> E <input type="checkbox"/> R <input checked="" type="checkbox"/> F <input type="checkbox"/> S <input type="checkbox"/> H <input type="checkbox"/> U
Project Cost * 50,000	*Cost of project shall include all permanent equipment and is based on FAIR MARKET VALUE for labor and materials for which the approval is being issued. If, in the opinion of the code official, the value is underestimated, the application shall be rejected, unless the applicant can show detailed estimates to meet the requirements of the code official. New construction will be based on Alaska adopted cost per square foot. AS 18.70.10 18.0.100				
Applicant's Name Kerby Coman			Building Owner's Name David Doyle		
Company Name Green Degree			Company Name Asian Marketplace		
Mailing Address 124 W Swanson Ave			Mailing Address P.O. box 873982		
City Wasilla	State AK	Zip 99654	City Wasilla	State AK	Zip 99687
Office Phone 907-884-3153			Office Phone 907-982-4127		
Cellular			Cellular		
Email kerby@greendegree.net			Email ddoyle7780@gmail.com		
<p>Plan Review Checklist: Plans (stamped by registered design professional IBC 107.1). Supply one digital copy (.pdf) and one full-size hard copy. Systems require 3 sets.</p> <p><input checked="" type="checkbox"/> Dimensional Plot Plan: show distances to buildings and lot lined.</p> <p><input type="checkbox"/> Structural Plans: drawings showing supports, connections, design criteria, snow loads, wind loads, and seismic.</p> <p><input type="checkbox"/> Architectural Plans: floor plans, building sections, wall details, door and window details, etc.</p> <p><input type="checkbox"/> Mechanical Plans: hood and duct, heating/ventilation, fuel tank and location</p> <p><input type="checkbox"/> Electrical Plans: lighting, power, exit lighting, fire alarms, etc.</p> <p><input type="checkbox"/> Fire Protection Systems: fire alarm, sprinkler, hood and duct suppression, fire extinguishers, special systems.</p> <p><input checked="" type="checkbox"/> Knox Box: must be on building prior to final inspection. IFC 506</p>			<p>I certify that I have read and examined this application and know the same to be true and correct. I recognize that approval of plans submitted does not presume to give approval to oversights by the Central Mat-Su Fire Department nor grant authority to violate or cancel the provisions of any other state or local law regulating this occupancy. (When the original plans are altered or modified in any way, they must be resubmitted and an additional plan review fee will be charged, the additional fee will be \$95.00 per hour with a 2-hour minimum.)</p> <p>Signature: </p> <p><input type="checkbox"/> Architect/Engineer/Designer <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Owner/Tenant</p> <p>Date: 2-2-21</p>		

2021-084
\$530.81

PLAN REVIEW WORKSHEET

Project Name: _____

Town: _____

Occupancy Type: _____

Const.Type: _____

VALUATION CATEGORY	BUILDING VALUATION	2012 PLAN REVIEW FEE	DEDUCTIBLE	REMAINING	BASIC FEE	ADDTN'L. FEE	cost for each 1000	remainder divided by 1000	remainder rounded up
14001-25,000	-	\$150.00	\$500.00	#VALUE!	\$23.50	#VALUE!	\$3.05	#VALUE!	#VALUE!
25,001-50,000	\$50,000.00	#VALUE!	\$8,000.00	#VALUE!	\$100.00	#VALUE!	\$16.00	#VALUE!	#VALUE!
50,001-100,000	-	\$530.81	\$25,000.00	\$25,000.00	\$430.25	\$277.50	\$11.10	25.00	25.00
100,001-500,000	-	#VALUE!	\$50,000.00	#VALUE!	\$780.05	#VALUE!	\$8.00	#VALUE!	#VALUE!
500,001-1,000,000	-	#VALUE!	\$100,000.00	#VALUE!	\$1,093.05	#VALUE!	\$6.60	#VALUE!	#VALUE!
1,000,001 and up	-	#VALUE!	\$500,000.00	#VALUE!	\$3,556.75	#VALUE!	\$5.75	#VALUE!	#VALUE!
		#VALUE!	\$1,000,000.00	#VALUE!	\$6,168.75	#VALUE!	\$4.15	#VALUE!	#VALUE!

ENTER BUILDING VALUATION: \$50,000.00

VALUATION CALCULATIONS

ENTER SQUARE FOOTAGE _____
ENTER SQ. FOOTAGE COST _____
BUILDING VALUATION \$0.00

Renovations, Alterations, Mechanical Changes, and fuel system Installation & renovations are entered in Blue.
Industrial - Min. (\$1,000)
Home Daycare - (\$100)
Systems Minimum - (\$150)

System Plan Review Fees

Number of System Devices from Plans	0	
Permit Fee (times \$2)	\$ -	
Plan Review Fee from "Sys Fee Sch"	\$ 69.00	Enter information in the two green blocks, don't change red blocks, Total fee is Yellow block
Filing Fee:	\$25	
Total for System Fees	\$ 94.00	

MULTIPLE BLDG. ON SAME LOT:

(plan review fee for first building)	
\$0.00 Enter the # of bldgs being built in green	0
\$0.00 (fee for identical bldg, same subd.)	For addit.
\$0.00 Equals Original plus discounted facilities	
Identical Structures within the same subdivision or planned unit development	

MAKE CHECK PAYABLE TO STATE OF ALASKA FOR ABOVE PLAN REVIEW FEE

PLAN RVW. # _____

DATE PLANS RECEIVED: _____

PMT. RECD. BY: ☐ Cash ☐ Check

CHECK# _____

DATE PMT RECD. _____

RECEIPT # _____

REVIEWED BY: _____

DATE RVWD: _____ Fee Calculated By: _____

MSB • Department of Emergency Services • Central Mat-Su Fire Department

Fire & Life Safety Division

Physical: 1911 S Terrace Court, Palmer

Mailing: 101 W Swanson Avenue • Wasilla, AK 99654

Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@MatsuGov.us



February 3, 2021

Kerby Coman

Green Degree

124 W Swanson Ave

Wasilla AK 99654

SUBJECT:

Green Degree - Kerby's Corporation

FIRE SERVICE AREA:

Central Mat-Su FSA

PLAN REVIEW:

2021-084

TYPE OF CONSTRUCTION:

OCCUPANCY TYPE:

2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear: Mr. Coman

This letter is to acknowledge receipt of your plans and application for plan review for the subject facility. All fees are required to be paid prior to the review. To help keep our files current and expedite the review, your submittal of the fee within fifteen (15) days will be appreciated.

Original plan review fee		\$ 530.81
Early Foundation review fee (\$150)		\$
Framing Review (\$150 or 10% of plan review fee, whichever is greater)		\$
Special processing fee (original plan review fee times number of violations)	Violations: _____	\$
Certificate of Occupancy Inspection		
<input checked="" type="checkbox"/> Required (no fee) <input type="checkbox"/> Requested (\$150 or 10% of plan review fee, whichever is greater)		\$
Note: Follow-up inspections will be billed at \$95/hour per inspector, minimum of 2 hours		
Change Order (original plans are altered or modified in any way)	\$95/____ hours	\$
Total Due Today		\$530.81

Please make your check, money order or cashier's check payable to the MSB. To ensure that the check or money order reaches us in a timely manner, please include "Fire & Life Safety Office" in the mailing address.

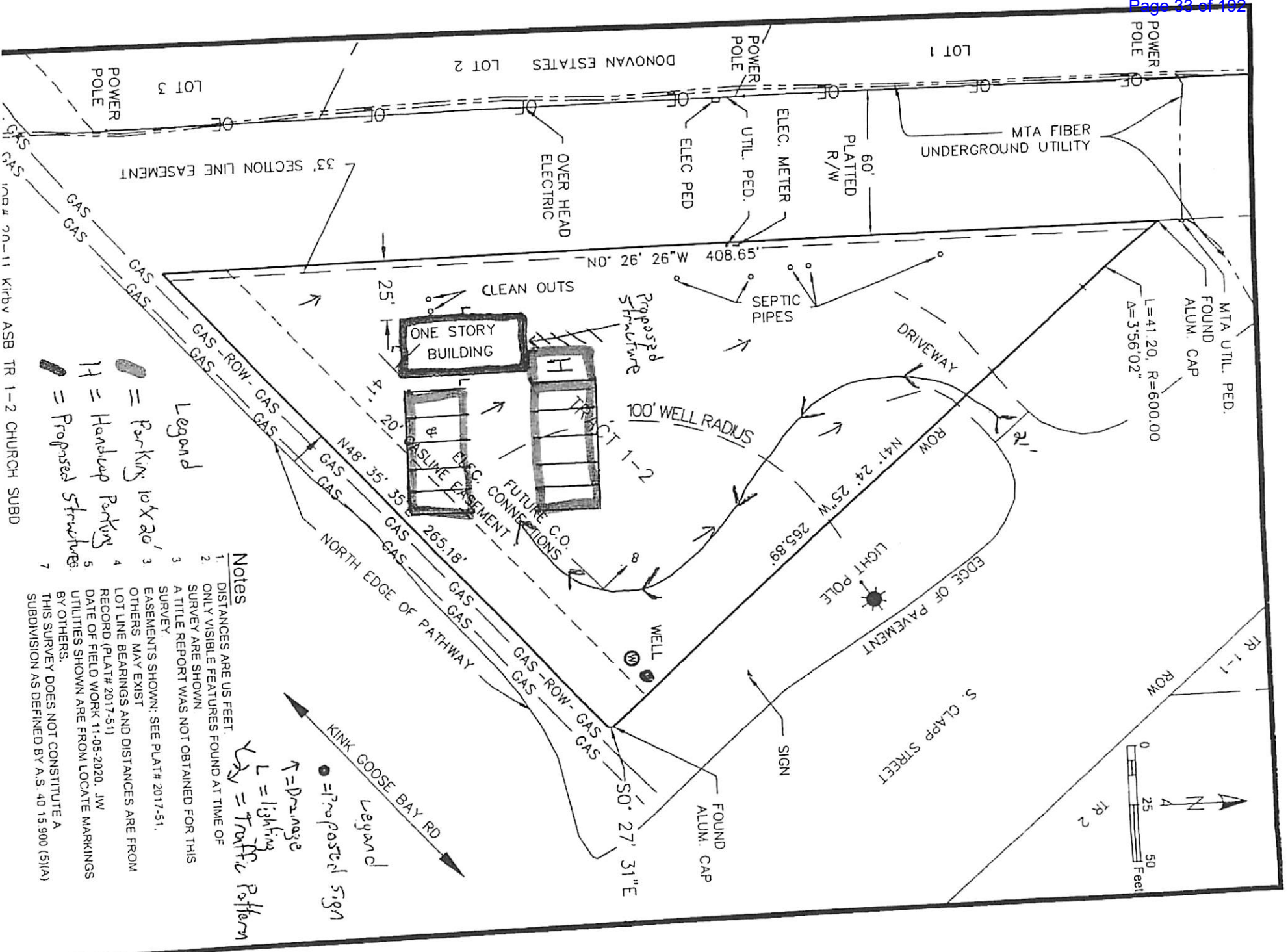
13AAC50.027 prohibits the beginning of any construction, repair, remodel, additional or change of occupancy of any building/structure regulated by the Fire Marshal until plans and specifications have been reviewed and approved. **Most buildings are required to be equipped with a Knox rapid entry Key Box. IFC 506.** One can be obtained at www.knoxbox.com using department name Mat-Su Borough, Sub-District 1.

If you have any questions regarding this matter, please contact us at the address above.

Sincerely,

Michelle Wagner
Permit Technician





100-20-11 Kirby ASB TR 1-2 CHURCH SUBD

Compr

- Groceries

- Plans by June 3
- o ___ full size set
 - o ___ 11x17" set
 - o .pdf set

- ☐ ___ full size set
- ☐ ___ 11x17" set
- ☐ .pdf set

- Point N Pay
59093712

- o Approval Letter by DC on 7/1/2019
- o Inspection by N/A on / /
- o Excel Spreadsheets by mrw on 7/1/2019
- o Scanned to TRIM by mrw on 7/1/2019
- o Scanned to ER by mrw on 7/1/2019

11/16/20 lg

INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL

Resolution No. PC 22-09

Jolyn Jillson, dba The Green Spot, LLC

(Page 35-60)

INTRODUCTION FOR PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

Planning Commission Packet April 4, 2022
Page 37 of 192

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- ☒ \$1,500 for Marijuana Retail Facility
☐ \$1,500 for Marijuana Cultivation Facility

RECEIVED
FEB 11 2022

Mat-Su Borough
Development Services

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

- ☐ Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
☐ Odor Mitigation and Ventilation Plan – 17.60.160 (B)
☐ Hazardous Chemicals Information – 17.60.160 (C)
☐ Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

- ☐ Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17 North, Range: 3 West, Section: 21, Meridian: Seward
MSB Tax ID# 24924 1783B04L001
SUBDIVISION: Fishers Sub. plat 79-440 BLOCK(S): 4, LOT(S): 1
STREET ADDRESS: Palmer rec. Dist. 2893 S. Big Lake rd. # 4
FACILITY / BUSINESS NAME: The Green Spot LLC.

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☐ Yes ☐ No ☐ N/A

Name of Property Owner

Robert Jillson

Mailing: PO Box 520964

Big Lake AK 99652

Phone: Hm 907-892-4411 Fax _____

Wk _____ Cell 907-354-7044

E-mail _____

Name of Agent / Contact for application

Jolyn Jillson

Mailing: PO Box 520964

Big Lake AK 99652

Phone: Hm 907-892-4411 Fax _____

Wk _____ Cell 907-355-4410

E-mail jolj077@MTAONLINE.NET

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	✓
Signage – Existing and Proposed.	✓
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	✓
Buffering – Fences, vegetation, topography, berms, and any landscaping	✓
Drainage	✓
Vehicular and pedestrian circulation patterns.	✓
Exterior site lighting.	
Location and dimensions of parking areas to be provided	✓
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	✓
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	✓

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	✓
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	✓
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	✓
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	✓
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	✓
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> Increased property line and right-of-way buffers Planted berms and landscaping Site and building design features which contribute to the character of the surrounding area 	✓
Describe how this use is compatible with the character of the surrounding area.	✓
Current status of State License application process – 17.60.150 (D) (1)	✓

17.60.170 Standards for Marijuana Retail Facilities:

Planning Commission Packet April 4, 2022

Page 39 of 192

Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing:

- The proximity of the proposed use to existing businesses;
- The proximity of parcels developed with residential uses;
- Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and
- Proposed hours of operations.

✓

Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).

✓

Floor Plan for Marijuana Retail Facilities – Attach a detailed, to scale, floor plan clearly showing the following information:**Attached**

Dimensions of all structures.

✓

Interior floor plans (specific location of the use or uses to be made of the development).

✓

Net floor area square footage calculations.

✓

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

MSB Tax account #(s) 1783 BOLD001 and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

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

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

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

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

Robert & Jolyn Jilison
Signature: Property Owner

Robert & Jolyn Jilison 12-15-2021
Printed Name Date

Signature: Agent

Printed Name

Date

Revised 7/21/21

Permit# _____

Page 3 of 3

Introduction

The green spot LLC is seeking to relocate for the purpose of selling retail cannabis at 2893 S Big Lake Rd Big Lake Alaska 99652. The establishment is co-locating with Bobs mini market. Attached you will find the required documents for completion of the permitting process. The green spot is owned by Robert (Bobby) and Jolyn Jillson and we look forward to working closely with the borough in order to quickly complete the permitting process.

Hours of operation the green spot is open for business 10:00 AM to 10:00 PM seven days of the week.

The green spot is located on the corner of South Big Lake road and West lions court in Big Lake. The new location would be located at the same address only at the opposite end of the building unit 4. The total size of the new location is 1462.5 square feet this will allow for more space for packaging, employee workspace and space for our customers to social distance.

Loitering prevention

The green spot is a small establishment and therefore loitering and noise are not a realistic problem we will face at this time period. however, Employees are required to keep customer interactions to no longer than 10 minutes ,in the previous years we have been in operation transactions are usually no longer than 3-5 minutes per customer and employees are trained on how to diffuse difficult situations for the purpose of maintaining a calm and professional purchasing experience for our customers.

No onsite consumption, odor mitigation is unnecessary.

At this time, no consumption of marijuana or marijuana Products will be allowed on site by any guest or employee as we do not have nor intend to have an onsite consumption endorsement. Therefore, the retail store will emit no odor of marijuana to be mitigated. The site has ample parking spaces accessible to the establishment which is far and above the permit requirements.

Site location details:

The location of the site is far outside any buffer zones for protected uses.

The site is..

> 3/4 mile from the nearest school.

> 1700 feet West of Big Lake lions Recreation Center.

> 323 feet from neighboring businesses. Nails hair salon, Big Lake liquor.

> 137 feet north of Carl And Melanie Swensons building which consists of Big Lake Arctic Cat, a storage facility and apartments in the upper level.

Signage and advertising,

The green spot will have one external sign with green blocked letters affixed to the top of the building.

One of the same blocked letters in sticker form in the window.



Internal and external advertising will not promote curative or therapeutic effects or excessive consumption. All advertising will avoid false or misleading claims and will not depict someone under the age of 21 consuming a marijuana product. Advertising will also avoid the use of cartoons or images that appeal to children or those who are under 21 years of age.

Security plan

As longtime community members we value the safety and comfort of our residents and therefore will meet all required security measures by the state for marijuana related establishments. There will be sufficient exterior lighting and camera coverage to cover 20 feet outside of the location and every inch of the establishment except for the bathroom.

Wastewater and waste material plan

The green spot is committed to preventing diversion through the consumption of waste products.

Waste determination is defined as if the product is its cured form and something that could not be sold to the public it will be recorded as waste. If the product is not labeled and packaged in accordance with the packaging guidelines in chapter 306 it will be recorded as waste.

All marijuana and marijuana products that are removed from inventory as waste will be Recorded in metric and held in a locking compost bin in the storage area. The owners will remove the compost and take it to an approved location, after three days has been given to AMCO as required.

Liquid product waste will consist of handwashing and mop waters.

As stated above the director will be notified three days in advance of waste product removal and will be recorded in metric.

The compost mixture will include grasses and leaves and food scraps and soil. All marijuana waste will be broken down and mixed with the soil mixture to begin composting process.

Once waste has been created or discovered it will be weighed and logged in metric and placed in a locking plastic bin in the storage area. When that bin is nearing full it will be flagged for waste removal in metric and the director will be notified.

Neighborhood compatibility

We believe that our proposed facility relocation will not detract from the value, Character and integrity of the surrounding area. The green spot team believes that granting our conditional use permit will diminish unregulated market activity of sales of marijuana and marijuana products allowing our community the ability to decrease access to underage consumers of marijuana and marijuana products as it has done in Colorado.

We are all aware that many residents of Big Lake area consume cannabis already. Approving our Relocation would provide a space for those residents to obtain legal, regulated, dosed and tested marijuana and marijuana products. As the market normalizes, we will see diminished unregulated market activity and less access to underage consumers just as alcohol converted to a regulated market in 1933 and the years that followed.

Thank you for taking the time to consider our relocating proposal,

The green spot LLC

2893 S Big Lake Rd.

Big Lake Alaska 99652

Attention; matanuska susitna borough

Planning in Land use Department

Development Service Division

350 E dahlia Ave

Palmer AK 99645

subject conditional use permit application for marijuana retail facility relocation

current location 2893 S Big Lake Rd suite 1 proposed location 2893 S Big Lake Rd suite 4

Tax # 17838B0L001

Matanuska borough Planning Commission questions

Is the conditional use compatible with and will it preserve or not material detract from the value, character and integrity of the surrounding area?

Yes, a conditional use permit for the green spot LLC will preserve and has not material detracted from the value or character of our surrounding area. The green spot LLC has been located in a commercially used area of Big Lake. We have notified our surrounding business owners of our potential business relocation. We have not had any opposition regarding our potential relocation. Our business neighbors seem to have welcomed the idea.

Will the granting of the conditional use permit be harmful to the public health, safety, Convenience and welfare?

No the granting of this conditional use permit to The green spot LLC relocation will only promote public safety by providing a safe location for purchasing tested, regulated and taxed marijuana for Matanuska Susitna borough residents. The green spot LLC has high quality security system along with strict security plan, waste management plan, diversion prevention plan an loitering prevention plan which will enhance the safety of the residents of the Matanuska Susitna borough.

Are sufficient setbacks, lot areas, buffers and other safeguards being provided?

Yes, the green spot LLC setbacks are sufficient we have a 50 foot set back on the north side of the current location of the green spot LLC on the east side of the green spot Llc we have a 36 foot set back. At the South end we have a conservative 100 foot setback, to the West we have a 74 foot set back. On the South side there is somewhat of a tree stump and dirt berm and small wooded area between Our proposed location and Big Lake Arctic Cat. To the east of the green spot LLC is an undeveloped lot period to the West is South Big Lake Rd on the West side of South Big Lake Rd is MTA business.

Does the conditional use permit fulfill all other requirements of Matanuska Susitna Borough chapter 17.60 pertaining to the conditional use in this section?

Yes, we fulfill all other requirements set out in Matanuska Susitna Borough chapter 17.60.

The green spot LLC is taking preventative measures to ensure that odor is not an issue, being that on site consumption is not allowed and odor controlled packaging will be used. Odor will not be an issue, noise also should not be an issue. No cartoon type characters or other marijuana depicting signs will be used. Signs will be plain green blocked letters no larger than 4800 square inches to be in compliance with statues set by AMCO.

Nonconforming use/ structures:

This proposed facility will not be an expansion it is an existing legal conforming structure. The proposed facility is an existing unit in a longstanding building it has law full existed in the core Big Lake area since the early 1980s. Our location is a legal conforming business location and has been for 35 plus year period the building itself was built in the early 1980s as a laundromat in the years since it was built there has been no 12 months lapse in business and it has been a home to several different businesses. The unit that we are proposing to relocate to has been home to several different types of retail businesses in example a laundry facility, Mini market, Espresso and a garden supply store.

Security/security plans

I have provided a copy of the entire security pack it it will allow you to see actual views as well as placement and types of cameras. The security system is monitored 24 hours a day by Cordoso IT solutions LLC. The security system consists of multiple cameras, panic button, security pad window /glassbreak sensors and motion sensors. It ensures that if ever there is a breach in the system during close operation hours local authorities are called immediately as well as the business owners. The green spot LLC has two panic buttons to ensure that if the business is robbed the employees can signal the local authorities immediately as well. If ever there is such we have a strict policy to stay calm, render the money and comply with all demands to ensure the safety of all employees and customers in the event there are customers while a crime was committed. They will immediately lock all doors after the perpetrator has left they will stay in locked down until police arrived, they will stay in give statements to local authorities. All camera footage will be provided to the police. Our security and video surveillance system is a high quality commercial system it is monitored 24 hours a day by Cordoso IT solutions LLC. I am aware my explanation of security is a bit vague however this information is I believe made public and letting the public see your exact security plan could potentially cause a breach in security. All employees are required to pass a background check and have current marijuana handlers permit. All employees of The green spot LLC will have an ID badge. All employees of the green spot LLC are required to have their marijuana handler permit on them at all times or on premise while working. There will also be a copy of them in the employees personnel files. Employee badges will have employees names, position and photograph on them. ID badges are for all employees being full time or part time. ID badges can be and will be revoked immediately for misuse. The ID may only be used by the employee it was issued to with no exceptions.

Describe measures taken to reduce negative effects upon adjacent properties by:

The green spot LLC has taken many measures to be a positive impact in our community and prevent negative effects from our business. We have a well maintained lot that is completely paved with ample

Waste/ Waste removal

Our waste container will be a small lockable tote that will be located in the security/storage area of the green spot LLC. Accessible only by the green spot LLC employees. Once the compost has been recorded into metric system and three days notice then given to Amco it will be mixed with other household food waste and dirt. It will be then move from the green spot LLC to an AMCO approved facility. Always will be logged in a logbook with date and time what the waste was how much there is. Our waste bin will be located in such a place where all actions will be recorded to detour diversion. Being that we are retail store there should not be an abundance of waste.

Driveway permits

Driveway permits were obtained in 2017 during the process of our first conditional use permitting process. Two driveway permits one through the Matanuska Susitna Borough from the driveway that pulls out onto lions ct. and one through the state of Alaska for the driveway that pulls in and out of S. Big Lake rd.

Outdoor lighting

The lighting on the front part of the building West facing side there are 16 lights. They are mounted on the underside of the overhang above the sidewalk that illuminates the entire 160 foot length. On the north facing side we have 5 mounted. On the rear side of the building east facing side we have outdoor lights at every rear door and a couple spotlights for darker areas during winter months. There is sufficient lighting to clearly identify a person 20 foot from the licensed premises exterior points.

Drainage

The water usually runs north to South in the parking lot it runs down to the low side South side of the parking lot to the ditch and culvert. We do our best to keep it plowed and sanded in the winter months. During spring and summer it runs off pretty quickly so there are not large puddles of standing water.

Describe how this is compatible with the character of the surrounding area?

We are located in the heart of the commercial area of Big Lake. We are surrounded by commercial businesses in every direction.

Signage

The green spot LLC has one sign fixed to the rooftop with plain green blocked lettering. There is also the same sign in sticker form attached to the window, no larger than 48 square inches. We have no loitering and no one under the age of 21 signs on the outside of the store.

Current status of license application: in progress conditional use permit must be obtained prior to premises relocation.



West Lakes Fire Department

Hwy. Wasilla, Alaska 99623

(907) 861-8200 / Fax: (907) 861-8190

Planning Commission Packet April 4, 2022

10073 W. Parks

Page 45 of 192

Phone:

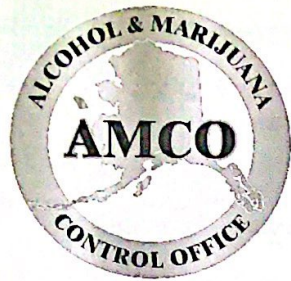
Access Letter 12/8/2021

Robert and Jolyn Jillson
The Green Spot
2953 S. Big Lake Rd.
Big Lake AK, 99623

This letter is in regards to an access letter needed by the State of Alaska Fire Marshalls office of Life and Safety for emergency access to your retail Business. The retail shop is being relocated from the north side of your strip mall to the far south end of your building. Assistant Chief James Keel completed a site survey along with an initial brief pre-fire plan of the Business. The West Lakes fire department has no issues with access to the building or the property. There is ample room for first arriving units along with additional room for staging multiple apparatus. Water supply is no issue since your Business is located less than a quarter mile away from station 81 this also includes multiple fill sites and two additional fire Departments stations within five miles of your location. The West Lakes fire Department will require an additional Knox box be added to the new location of the retail store for afterhours emergencies should they arise. West-Lakes fire Department would also require a full pre-fire plan be completed prior to the Business opening. If you any questions feel free to contact me.

Respectfully

Assistant Chief James Keel
West Lakes Fire Department
10073 W. Parks Hwy
Wasilla AK, 99623
Desk: 907-861-8085
Cell: 907-354-8211



Alaska Marijuana Control Board

Form MJ-14: Licensed Premises Diagram Change**What is this form?**

This licensed premises diagram change form is required for all marijuana establishment licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises.

The required \$250 change fee may be made by check, cashier's check, or money order.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan, and along with an initiated application for an Onsite Consumption Endorsement if applicable. The licensed premises may not be altered unless and until the application has been approved by the board.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	The Green Spot LLC	MJ License #:	10060		
License Type:	Marijuana Retail				
Doing Business As:	The Green Spot				
Premises Address:	2893 S. Big Lake Rd. Unit #1				
City:	Big Lake	State:	Alaska	ZIP:	99652

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included:

- ☒ License number and DBA
- ☒ Legend or key
- ☒ Color coding
- ☒ Dimensions
- ☒ Labels
- ☒ True north arrow
- ☒ Surveillance room
- ☒ Licensed premises boundary
- ☒ Restricted access areas
- ☒ Storage areas
- ☒ Entrances, exits, and windows
- ☒ Walls, partitions, and counters
- ☒ Any other areas that must be labeled for specific license types
- ☒ Serving area**
- ☒ Employee monitoring area**
- ☒ Ventilation exhaust points, if applicable**

Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.



Form MJ-14: Licensed Premises Diagram Change

Section 3 – Summary of Changes

Provide a summary of the changes for which you are requesting approval.

Relocating from unit #1 to unit #4 at the
Same address, same building.

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]:

Initials

If a local building permit is required, I have attached a copy of it to this form.



The proposed changes conform to all applicable public health, fire, and safety laws.



I have included a title, lease or other documentation showing sole right of possession to the additional area(s) if the additional area(s) are not already part of my approved licensed premises.



As a marijuana establishment licensee, I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Jolyn Jillson
Signature of licensee



Anya Kean Anya Kean
Notary Public in and for the State of Alaska.

Jolyn Jillson
Printed name of licensee

My commission expires: 9/21/2024

Subscribed and sworn to before me this 11th day of January, 2022.



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY
Plan Review Bureau - Anchorage

5700 East Tudor Road
Anchorage, Alaska 99507-1225
Main: 907.269.2004
Fax: 907.269.0098

January 07, 2022

Robert & Jolyn Jillson
The Green Spot, LLC
PO Box 520964
Big Lake, AK 99652

SUBJECT: Eastshore Business Park (2893 S Big Lake Rd) -
Renovation / Remodel
CITY: Big Lake
PLAN REVIEW: 2021Anch1770
OCCUPANCY: F-1
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Robert & Jolyn Jillson:

Plans for the Renovation / Remodel have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved. Enclosed is a certificate of approval that must be posted on the premises until the project has been completed according to the approved plans and all regulations have been adhered to.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Josten".

Steven Josten
Plans Examiner

Enclosure: Approval Certificate

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on January 07, 2022 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named Eastshore Business Park (2893 S Big Lake Rd) and shall remain posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans must be resubmitted for review by the *State Fire Marshal*.

Plan Review #: 2021Anch1770

By: 

Authority: AS 18.70.080

Form: 12-741
(6/01)

Renovation / Remodel ONLY

Steven Josten
Plans Examiner

PLANNING COMMISSION

SEPTEMBER 18, 2017

Page 233

Matanuska - Susitna Borough
Development Services

Permit No. 27534

JUL 06 2017



State of Alaska
Department of Transportation and Public Facilities

Driveway Permit #27534

This permit allows the owner to construct and maintain a driveway within a State owned highway Right of Way.

Owner:	Robert C. Jilson, III & Jolyn Jilson
Mailing Address:	P.O. Box 520964 Big Lake, AK 99652
Driveway location (highway, address, subdivision, legal description milepost, etc.) Big Lake D/W - 2893 S. Big Lake, Tax ID #1783B4L001 Plat 79-440 - SOA PJ #STP0001(115)	

Design Criteria

Driveway width	29	Feet	Road surface type	Paved
Left edge clearance	187	Feet	Shoulder type	Gravel
Right edge clearance	61	Feet	Landing surface type	Asphalt
Left return radius	24	Feet	Left driveway fore slope	3 : 1
Right return radius	24	Feet	Right driveway fore slope	3 : 1
Shoulder width	4	Feet	Ditch depth	2 Feet
Approach angle	90	Degrees	Culvert Type	Aluminum/Steel
Landing grade	1	Percent	Culvert Size	18 Inches
Landing length	74	Feet	Culvert Length	65 Feet

This permit applies only to the State right of way.

This permit grants permission for a driveway allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.

A driveway constructed under permit within a highway right-of-way is the property of the State, but all cost and liability arising from the construction, operation, or maintenance of a driveway is at the sole expense of those lands served.

Permit No. 27534

If driveway construction or maintenance interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

While doing construction or maintenance activities do not park equipment or stockpile material on the shoulder during non-working hours.

Owner is responsible for sight distance clearing of brush and obstructions adjacent to their property

Contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

Attachments included as part of this permit are:

- Site Plan

I, Robert J. Illsao III, acknowledge and accept that Bob's Mini Market will comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.

Robert J. Illsao III
Owner Signature

4/29/15
Date

[Signature]
DOT&PF Signature

6/29/17
Date



MATANUSKA-SUSITNA BOROUGH
Development Services Division
Permit Center

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
permitcenter@matsugov.us

FINAL DRIVEWAY ACCEPTANCE

PERMIT # D017223
TAX PARCEL ID # 1783B04L001

September 18, 2017

The Matanuska Susitna Borough has performed the Final Inspection of your driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. Your Approved Driveway Permit number is listed above.

Please keep this letter.

If you have any questions, please call 861-7822, be sure to reference your permit number.

If any changes or improvements need to be made to this driveway, you will need to re-apply for a new driveway permit. Remember to maintain your driveway and help lower maintenance costs to the Borough. Annually clean out deposited materials in your culvert, ditches, and remove any light brush in the right-of-way that may grow up and block your line of sight of the road and traffic.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michelle Olsen".

Michelle Olsen, CFM
Permit Technician



Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

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Notes

This map was automatically generated using Geocortex Essentials.

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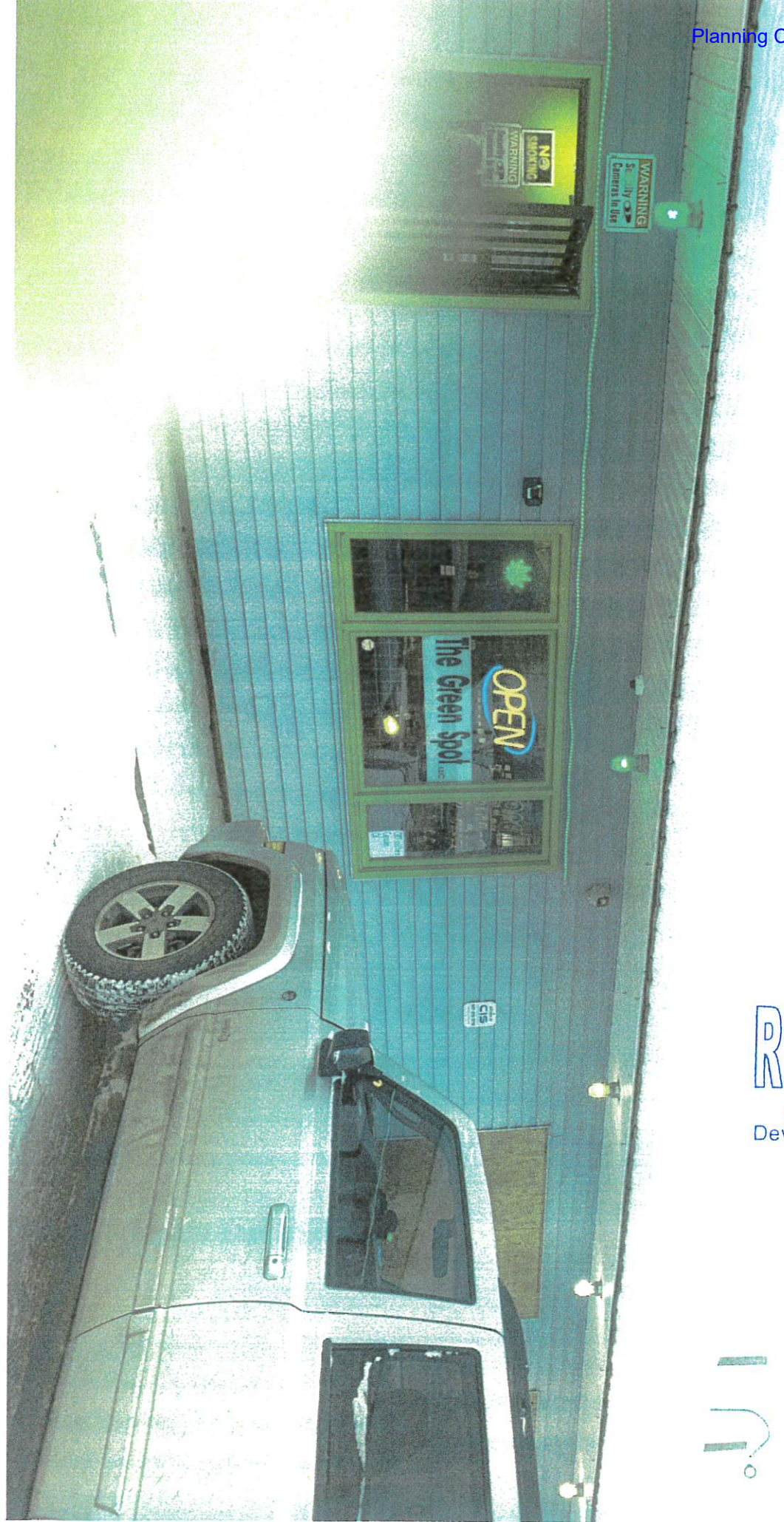
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FEB 11 2022

Mat-Su Borough
Development Service

Jordan Lake

1. Chen Ming Tze (Res)
2. Redus one (com)
3. Big Lake Library(com)
4. R&B Alaska(com)
5. Redus one (com)
6. MTA (com)
7. MTA (com)
8. Fishers Y (com)
9. Post Office (com)
10. Robert & Barbara Fisher(Res)
11. Robert & Barbara Fisher (RES)
12. Cole Family trust (Res)
13. Cole Steven & Kathleen(Res)
14. Fait Gary(Res)
15. Cole Steven & Kathleen(Res)
16. Maslanka William(Res)
17. Baker Robert(Res)
18. Brotzman Misty(Res)
19. Mcghan Construction(com)
20. Craig Troy(Res)
21. Weaver Janet(Res)
22. Cloud Nine investments(com)
23. Pankowski James & Diane(Com)
24. Rebel Land and Dev llc (COM)
25. Rmb llc (com)
26. Robert & Barbara Fisher(COM)
27. Robert & Barbara Fisher(com)
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37. Big Lake Lions (com)
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Mat-Su Borough
Development Services

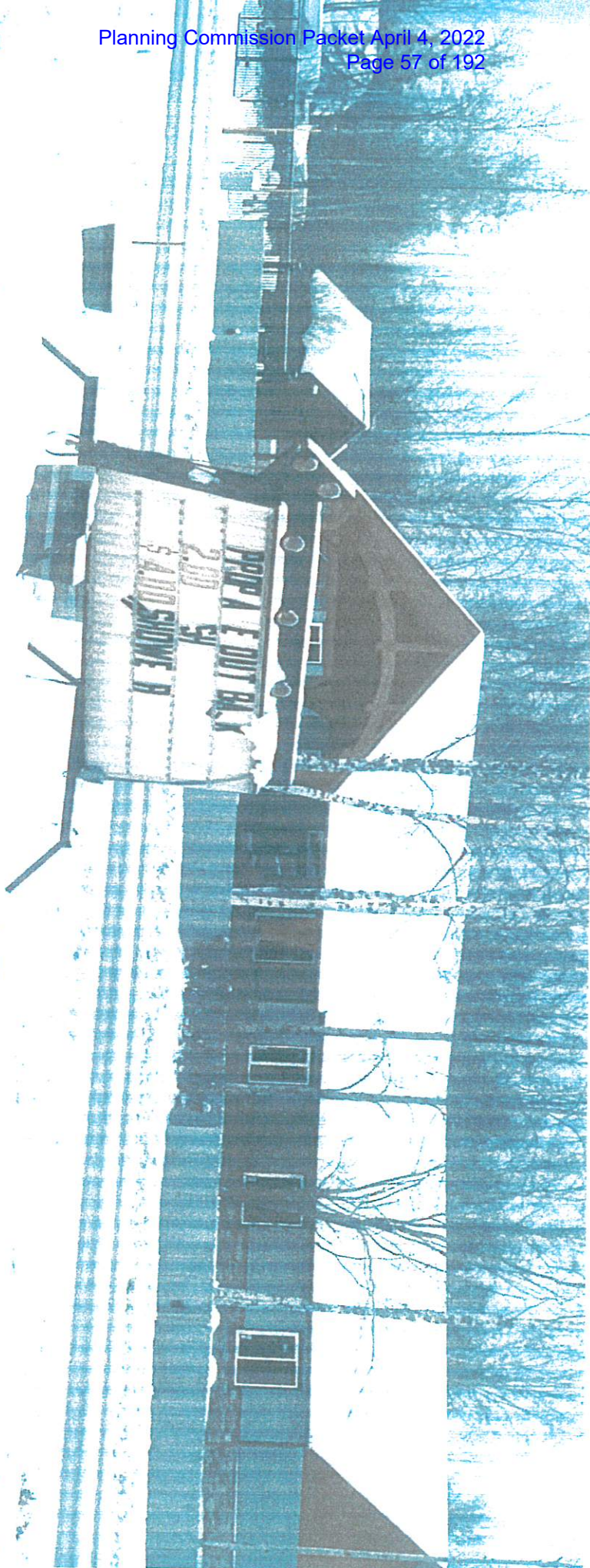


The Green Spot

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Mat-Su Borough
Development Services

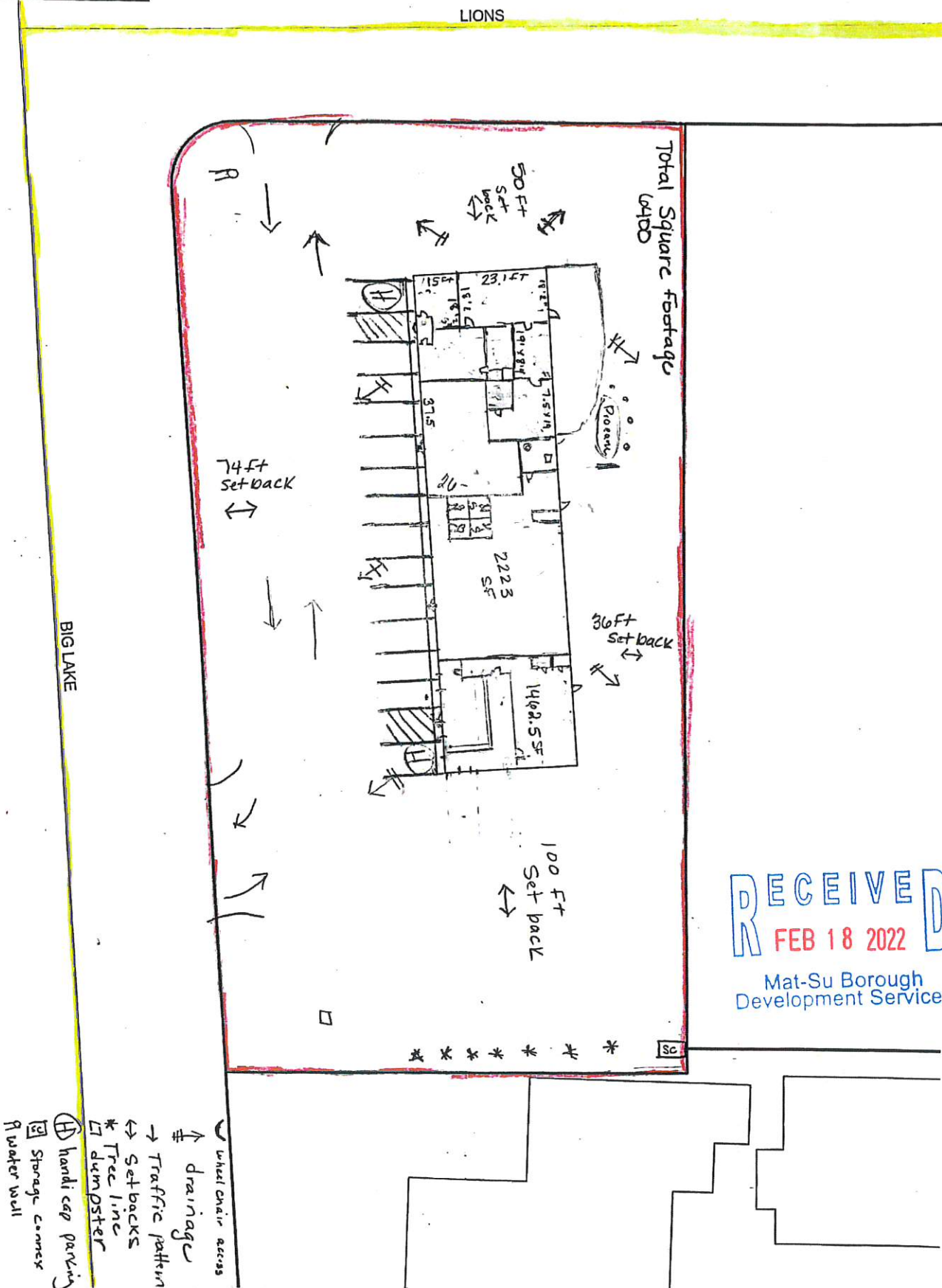
Bob's min. market sign



RECEIVED
FEB 11 2022

Mat-Su Borough
Development Services

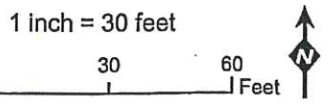
 Green Spot
 Roads
 Parcels



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 Mat-Su Borough
 Development Services

- wheel chair access
- ≡ drainage
- Traffic pattern
- ↔ Setbacks
- * Tree line
- dumper
- ⊕ handicap parking
- ⊠ Storage corner
- water wall

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GPS Coordinates
 149.8181
 601.5503

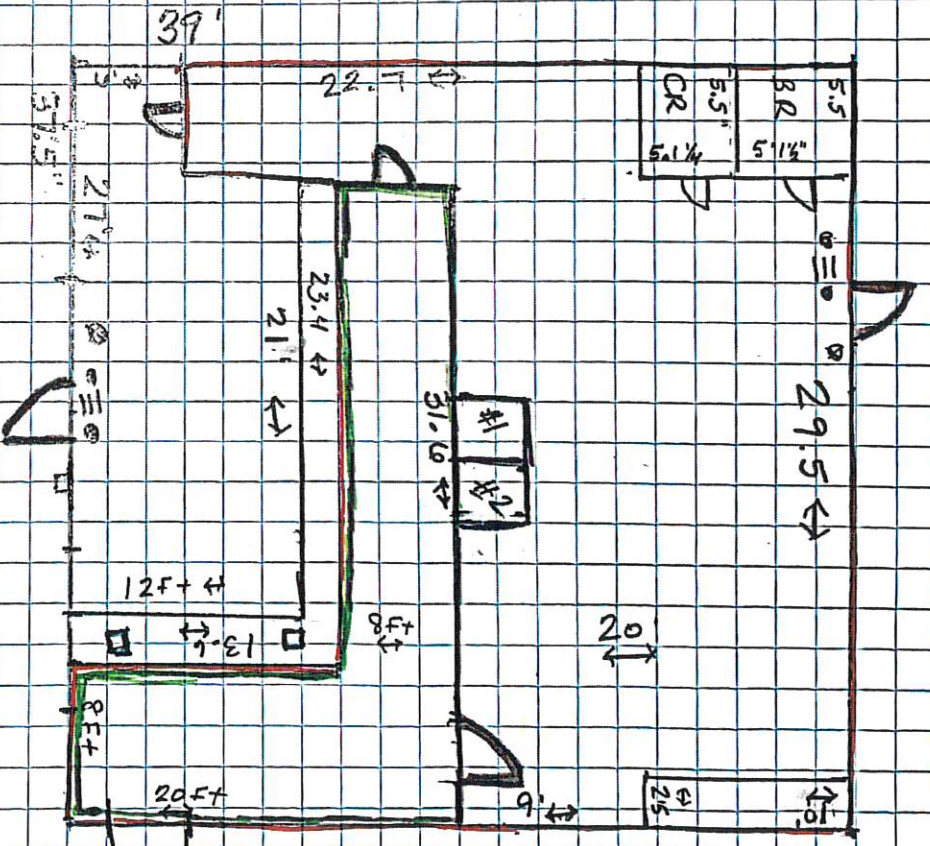
141 SF 1462.5

License # 100600
 THE GREEN SPOT

Scale 1 in = 10 ft

or Plan Legend

- Storage safe x2
- sales register x2
- Fire alarms
- Fire extinguishers
- Illuminated emergency exit signs
- Commercial doors
- Employee serving area
- Restricted access area
- Windows
- Camera room
- Bathroom Door
- Bathroom
- Knox Box



RECEIVED
 FEB 18 2022

Mat-Su Borough
 Development Services

TRUE
 NORTH

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INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. PC 22-13

MSB 2022 Official Streets and Highways Plan Update

(Page 61-100)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833

www.matsugov.us

PLANNING DIVISION STAFF REPORT

DATE: April 18, 2022

SUBJECT: 2022 Official Streets and Highways Plan Update

RESOLUTION NO.: Planning Commission Resolution 22-13

REVIEWED BY: Alex Strawn, Planning & Land Use Director
Kim Sollien, Planning Services Manager

STAFF: Adam Bradway, Planner II

SUMMARY STATEMENT

The Matanuska-Susitna Borough (MSB) Official Streets and Highways Plan (OSHP) is a map that identifies future road corridors and road upgrades necessary to safely and efficiently accommodate our growing population and its transportation needs. The OSHP is a map-based component of the MSB Long Range Transportation Plan (LRTP) focused on preserving future road corridors. The OSHP is one of the Borough's most used transportation planning tools and was last updated in 2007.

Since 2007 the population of the Borough has grown dramatically, and it is projected to continue to grow at a similar pace in the future. Many roads have been built to accommodate this growth and many more roads will be needed in the coming years. Population growth also puts pressure on important future road corridors. As land is subdivided and developed, it is key that land is also reserved for road corridors to ensure that we can develop an effective road network going forward. Due to these factors, MSB staff identified the need for a comprehensive update of the OSHP, which will take into account existing conditions and plan for future infrastructure needs.

Funding for the OSHP update was provided through a 2020 Memorandum Of Agreement (MOU) between the MSB and the Alaska Department of Transportation & Public Facilities (AKDOT&PF), which included federal earmark funds dedicated to the project. This funding was used to hire a contractor to assist the Borough with the update. In coordination with staff and a technical steering committee, the contractor analyzed existing and future development and its impacts on our road network, looked at population growth assumptions, and examined how development-constrained lands might limit corridor development. This data was used to draft the OSHP map with the appropriate infrastructure recommendations. The consultant and staff also

developed a final methodology report to highlight the data used to justify the corridor recommendations.

MSB Planning Staff is handling public outreach and education for the project. Staff developed a robust project webpage, an interactive map-based public comment tool, and have offered presentations to numerous MSB advisory boards. All comments submitted by the public, the cities, agency partners, and MSB Departments have been reviewed and addressed by staff. A comments summary will be presented at the public hearings for the Planning Commission and Assembly.

THE PLAN

The OSHP assesses growth in the Borough and identifies key elements of the region's transportation system that will be needed to serve its growing communities. Some of the road corridors identified in the OSHP will be needed sooner, while others might not be needed for a very long time. Population growth will guide the need for infrastructure. The value of having the OSHP is that it allows us to plan for these connections now, limiting traffic congestion, safety issues, and more expensive road projects in the future. Once adopted by the Assembly, the OSHP is placed in MSB code in Title 15. Having the OSHP codified ensures that all future platting actions are reviewed against the OSHP to ensure that the corridors are identified and preserved.

Goals of the OSHP:

- Promote safe & efficient travel
- Reduce traffic congestion
- Lower road project costs
- Improve quality of life

OSHP Deliverables:

The OSHP update produced three main deliverables. The OSHP thoughtfully outlined better connectivity options for our higher class road network, assigned a functional class to our corridors, and identified primary intersections. These deliverables can be viewed by looking at the attached OSHP maps.

Connectivity Recommendations

- These recommendations (indicated as dotted lines on the OSHP) are the road connections that will be needed, as the Borough builds out, to effectively accommodate population growth and increased traffic. The OSHP looks at all roads in the Borough but focuses on collector level roads, because these are the roads most often built by the Borough, because there is a need for more of these roads, and because they are essential for a complete road network.

Functional Classification Recommendations

- The OSHP assigns functional classifications (indicated by color on the OSHP) to help with road design and engineering. Functional classifications are used to explain the "type" of road and are used for designing and upgrading roads to ensure that they are efficiently meeting the traffic demand and that they function the way they are intended to.

- Functional classifications can be complex, but local examples can be helpful for reference.

Classification	Approximate Speed	Example
Interstate	55-65 MPH	Parks Highway
Major Arterial	55 MPH	Trunk Road
Minor Arterial	35-45 MPH	Seldon Road
Major Collector	35-45 MPH	Hollywood Road
Minor Collector	30-35 MPH	Smith Road
Local Road	15-35 MPH	Most subdivision roads

Primary Intersection Recommendations

- This deliverable is a study that assigned ideal intersection locations for roads classified as arterial or interstate. These roads function at their best when the number of intersections is limited. Intersection location and spacing is an important part of planning for an efficient road system, and these intersections are often key commercial centers and economic generators.

Note: Some large infrastructure projects (ex. Knik Arm Bridge) were left off of the map; once these projects have more concrete funding sources and alignments, the OSHP will need to be updated to include them.

How is the OSHP used?

The OSHP is a tool used to help guide development so that it does not interfere with future road projects. Currently, this tool is most commonly used during the platting process to reserve space for future road connections. The Borough's Subdivision Construction Manual ensures that new subdivisions do not conflict with the OSHP. The platting process and Borough driveway standards also help to ensure that new roads are built at appropriate intersection locations.

Developing the OSHP is a Planning function of the Borough's larger road development process. Platting ensures the OSHP corridor is preserved and the Public Works Department uses the OSHP to identify new road projects and upgrades. Roads identified in the OSHP are often pulled out and included in prioritized funding lists like the Road Improvement Projects list, or the Long Range Transportation Plan projects list.

Note: The OSHP is designed to be a living document and will need to be updated periodically as the Borough's population grows, subdivisions and commercial developments are created, and when roads are built.

Staff Recommendations

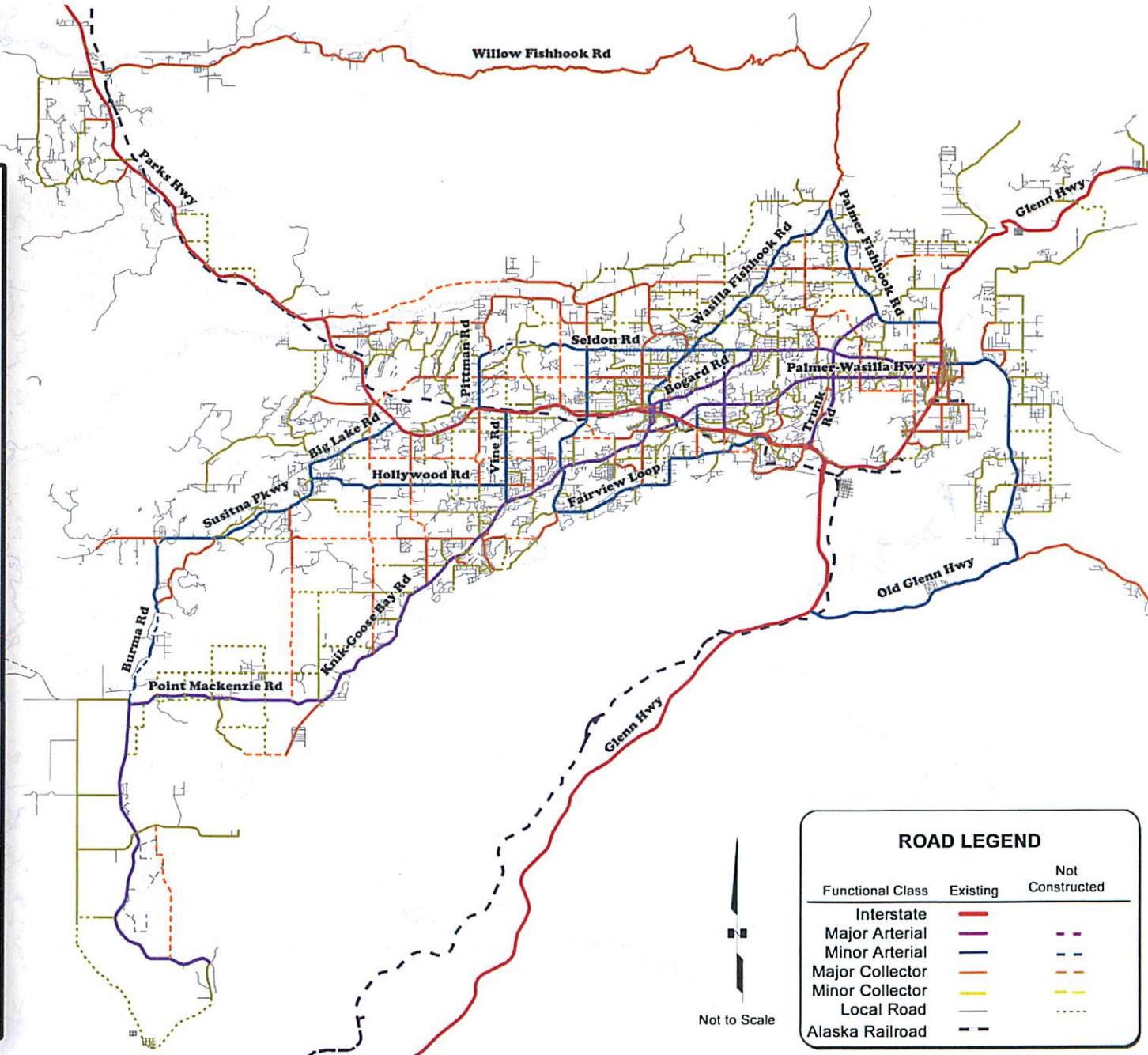
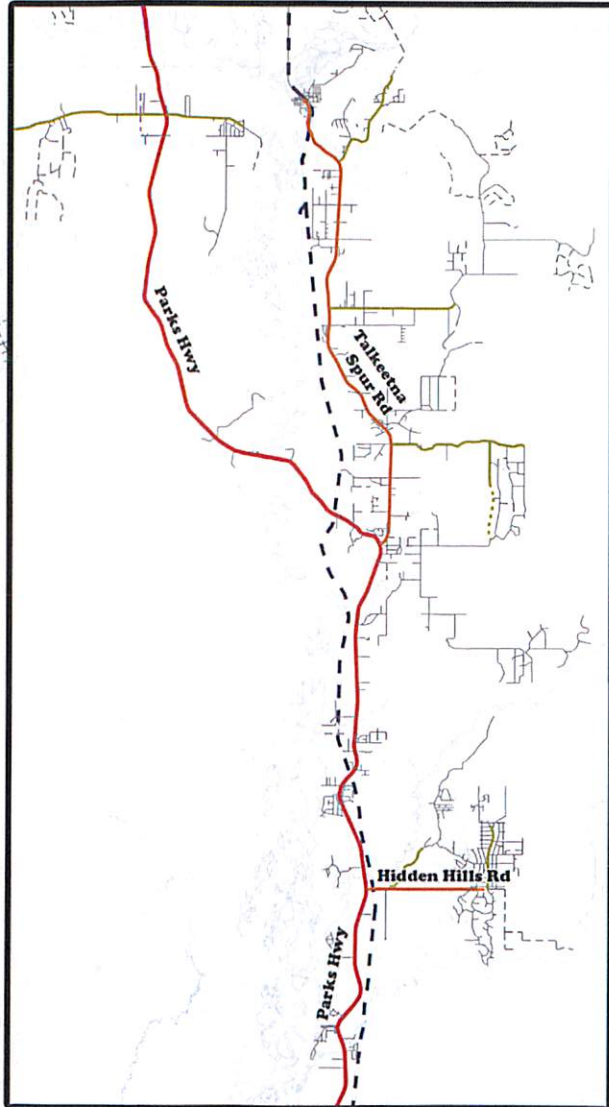
The Matanuska-Susitna Borough Official Streets and Highways Plan is a valuable transportation planning tool used to ensure the development of a safe and efficient road network.

Staff respectfully recommends the adoption of Planning Commission Resolution 22-13, recommending the adoption of the Matanuska-Susitna Borough 2022 Official Streets and Highways Plan Update.



Matanuska-Susitna Borough
Official Streets and Highway Plan (OS&HP)

Talkeetna Detail



Not to Scale

ROAD LEGEND		
Functional Class	Existing	Not Constructed
Interstate	—	
Major Arterial	—	- -
Minor Arterial	—	- -
Major Collector	—	- -
Minor Collector	—	- -
Local Road	—	- -
Alaska Railroad	- -	

Matanuska Susitna Borough Official Streets and Highway Plan

Summary Report

January 2022



Mat-Su Borough Official Streets and Highway Plan – Summary Report
DRAFT – February 2022



The Official Streets and Highway Plan (OS&HP) for the Mat-Su Borough is a planning tool that supports the healthy and efficient growth of the community through road network infrastructure.

The Role of Roads in a Community

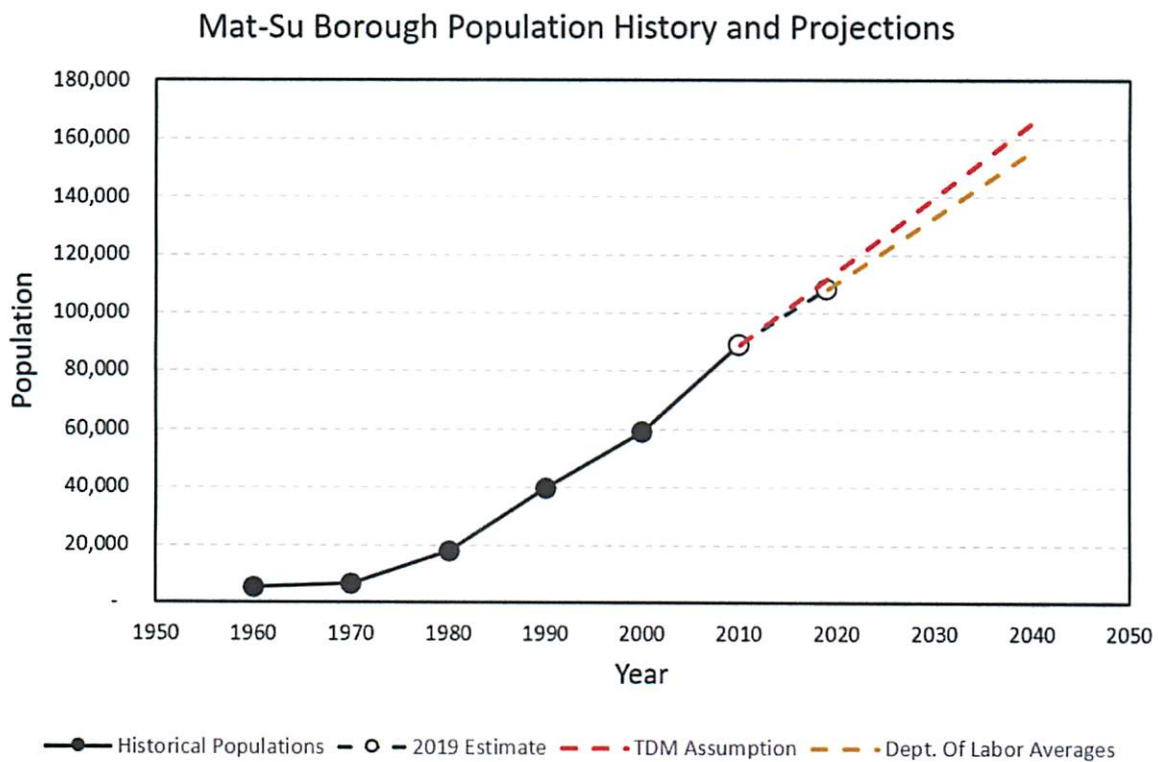
Roads are vital components of a healthy community. At the simplest level, roads are conduits for the efficient and safe interconnection of people, goods, and services. But the role of effective roads in our community is much greater and far-reaching. Traffic moving through a road network is the lifeblood of a community and roads are the veins through which that lifeblood travels. Roads set the foundation for how members of a community live, feel, and interact. An efficient road network not only saves time out of a drivers' day, but it produces a community that has less stress when they arrive home from work, has more time to pursue personal goals and leisure activities in the evening, is more likely to visit businesses or friends during the day, is more trusting of its neighbors and public servants, and creates less pollution while achieving greater safety. And safety means more than just fewer crashes on the road. It means a community with less sadness, less anxiety, less disruption, less tax burden for emergency services and community support. Safe and efficient roads mean students that get to school on time, families that travel and do more outside of the home. It means packages that are delivered and store shelves that are stocked and businesses that are thriving, and members of the community that are less hindered in their pursuit of happiness. The efficiency of roads sets the foundation for the mood and well-being of a community.

Growth in the Mat-Su Borough

The mood and well-being of the Mat-Su Borough is positive. And this is part of what makes the Mat-Su Borough a community that people want to be a part of. It is a community that provides citizens with unique opportunities with beautiful landscapes, wonderful trail networks and lakes and rivers all encircling a core area of quaint downtowns and access to good jobs and local services. It is many of these things that have resulted in the Mat-Su borough's exceptional growth in recent years. The Borough currently houses over 108,000 residents. This population is

Mat-Su Borough Official Streets and Highway Plan – Summary Report DRAFT – February 2022

six times what was living in the Borough in 1980, and 20% more than the population in the 2010 census. This would be considered a remarkable growth rate for any rural community in the nation, but especially in Alaska, where the population in other regions has been steadily decreasing over this same period. People want to live in the Mat-Su Borough. Housing development has been extremely active to provide homes for new residents. Business development has been bursting to provide goods to the expanding population. Every year, the Mat-Su Borough leaps further away from being a sleeper community for Anchorage and closer to a stand-alone community, with more residents living and working, and traveling during the day, inside the Mat-Su Borough. And all major demographic studies agree on continued growth within the MSB through, at least, 2045.



Mat-Su Borough Population History and Projections

The Nature of Road Development

But not all aspects of a community can grow as quickly as housing and business development. As the population expands, so do the needs of that population in services and infrastructure, and at the bottom of that pile of growing demands is a road network in the Mat-Su Borough that is struggling to keep up. Roads support the community, and the road network is straining under the weight of the new growth. We can see this strain in congested roads, backed-up intersections, failing traffic signals, delayed commuters and emergency services, frequent accidents with increased severity, lack of pedestrian pathway connections and bicycle facilities. All of these are

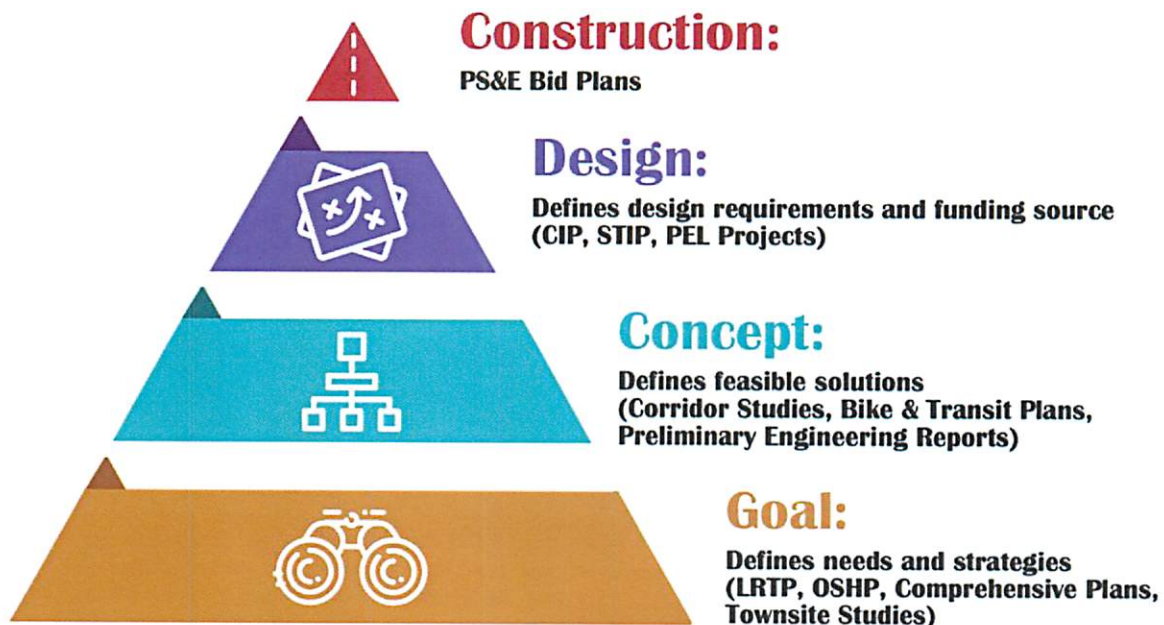
Mat-Su Borough Official Streets and Highway Plan – Summary Report
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a result of road infrastructure that is slow to develop coming into conflict with immediate growth and development.

Road infrastructure is struggling to be built at a rate that keeps up with the rate of demand. The challenge is that it takes a very long time to create a road. Roads are expensive and take a serious commitment of community resources. But their expense is greater than simply funding needs. Roads also have high costs in terms of the community impacts that they require. Roads take up space and materials. They relocate and reroute traffic in a way that needs to be delicately considered and balanced. They affect the environment, both natural and societal. The community cost of a road is high, and because of this high community cost, they must be carefully planned, discussed, evaluated, designed, redesigned, reevaluated, all in a process that often takes decades before a single shovel of dirt can be moved to begin construction. This is the nature of road development. And while this is happening, the community is continuing to expand and grow and change, sometimes limiting the options for road development and making the solutions more difficult, costly, and further delayed.

The demand for an improved road network typically is not obvious until a problem in the network starts to directly affect the community. Adequate road networks are taken for granted. Inadequate road networks are obvious because they result in frequent congestion delays and safety issues. One of the problems with road network planning is that once a problem is obvious to a community, it is often too late to implement the best possible options. The solutions to the problem are often limited because of adjacent development and density and other constraints. For this reason, road infrastructure must be planned and studied well in advance of problems occurring, and possible solutions must be preserved for when the community is ready to build them. The transportation issues need to be modeled and forecasted and then the solutions need to be documented and studied. And then these solutions need to be protected by everyone involved in the development of the community.

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The Path of Road Development from Planning to Construction

The planning process for developing roads begins by setting transportation goals and priorities for the community. As part of this step, the projected changes in the community are examined to determine possible ways to prepare the community to meet these goals. This process of forecasting and documenting issues and solutions is what is called the OS&HP. The OS&HP for the Mat-Su Borough is determined using a process of predicting where and when future housing and business development will occur and deciding how the road network may need to adapt to achieve the planning goals.

The OS&HP is the result of a Borough-wide study that examined existing and future population and employment and how the road network will handle the traffic demand. The study was conducted by a team led by Mat-Su Borough Planning with the involvement and direct input of members from all other Mat-Su Borough departments, as well as City and DOT Planners and policy makers. The output of the OS&HP study is a mitigation plan map that addresses the predicted future road impacts. The OS&HP map is a planning-level vision of the future road network that would best support the expected demands. The map shows two core elements of the plan: Proposed future road alignments and road functional classifications.

OS&HP Goals

- Link Planning to Engineering Design and Construction
- Provide a Plan for the Development of an Appropriate Road Network
- Guide Future Land Use
- Preserve Safe & Efficient Travel
- Promote Economic Development
- Produce Lower Cost Projects
- Extend Project Design Lives
- Improve Quality of Life

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Proposed Road Networks

The proposed future road alignments in the OS&HP are new connections that were deemed important for the safe and efficient operation of the future road network. These are connections that consider:

- The number of cars expected on the road segments
- The operation and location of intersections
- The proper spacing of major arterial access points
- The possible closure of left-turn access on and off arterial roads and interstates
- Alternative exits out of isolated communities
- Parallel routes to better distribute intraregional trips traveling from one side of the Valley to the other

These are the key elements that were considered by the team when deciding whether to include a road in the plan. For example, if three disconnected subdivisions exist off a major arterial road, a future connection may be added to the OS&HP to allow connectivity between the subdivisions in case of an upgrade to the major arterial needs to close left-turn access at two of the three intersections. If the access was restricted, the OS&HP road connections could be made and all three subdivisions would have a route to a median opening. This would reduce indirect travel and U-turns on the arterial road, which would be safer and provide better traffic control and flow. Note that in this example, the connection would be shown on the OS&HP map, but the construction of the connections would be contingent on a possible upgrade to the arterial road. If the upgrade were to occur, the options would be available due to the implementation of the OS&HP.

This is to say, the OS&HP often is a plan that reserves options for road improvements that are contingent on things such as local housing development, large business developments, major highway projects, or general borough growth. Projects in the OS&HP alone are not tied to a particular construction year or funding cycle. The purpose of the OS&HP is simply to communicate a future need so that development can occur in such a way that it does not cripple the ability of the Borough to design a safe and effective road network to support its citizens. As the road planning process continues, roads and connections in the OS&HP may advance to further levels of development through studies, design projects.

Although many of the roads in the OS&HP are contingent on future growth, many segments in the plan represent connections that are already needed due to development that has outpaced road infrastructure improvements. These roads are likely already in the pipeline of road development, being studied, designed, or planned for construction. These projects are likely included in the LRTP or adopted as part of the Capital Improvement Plan.

Also note, the alignments of the roads in the OS&HP are drawn by the team based on a realistic engineering consideration of the design constraints of the area. However, the actual alignment of

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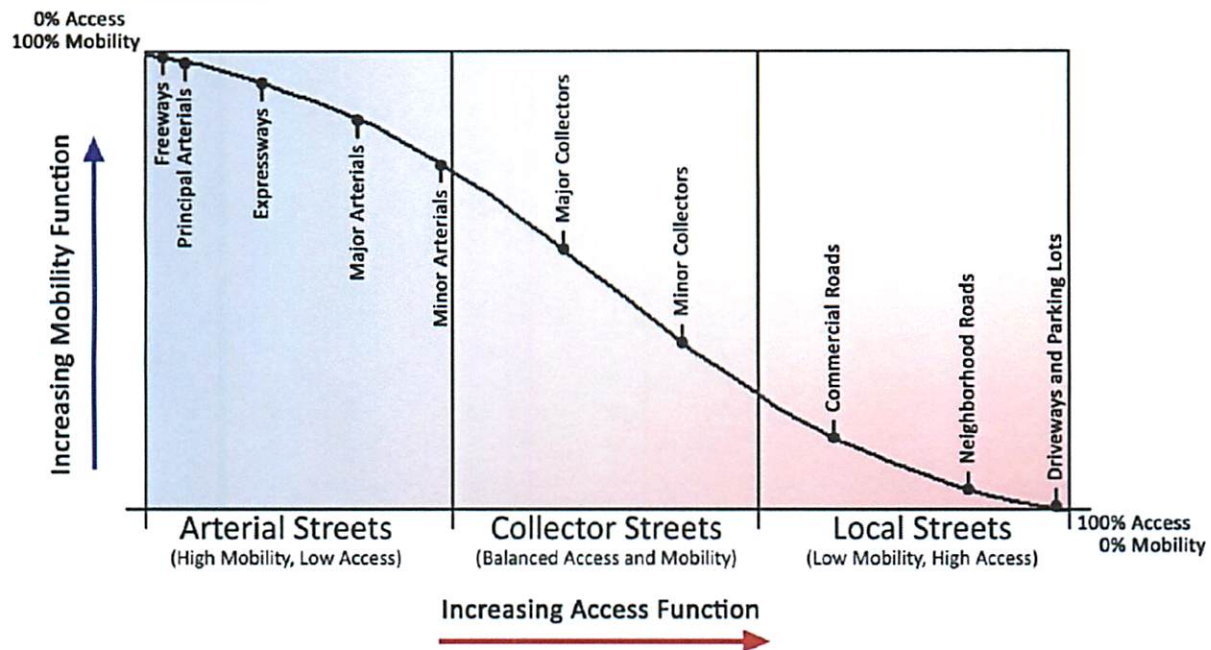
the roads may change over time since they would require further survey and proper design before construction. The main concern of the OS&HP is the connectivity of the roadway and the type of road being considered.

Functional Classifications

The second core element of the OS&HP is functional classification. Road functional classifications are a way of identifying the design criteria that will be used when designing the road. The criteria will determine things like speed limits, lane widths, intersection treatments, shoulder types, etc. Design manuals often base these criteria on functional classifications found in plans like the OS&HP.

Not all roads are the same. Drivers expect different things on different roads along their routes. The proper design of a road network to meet the different driver expectations and behaviors is an important and delicate task that cannot be overstated. In general, there are two main expectations of a driver: Access and Mobility. Access is the ability for a road to safely and efficiently provide access to and from destinations adjacent to a roadway. Mobility is the ability for a road to safely and efficiently allow travel through an area at a relatively high and consistent rate of speed. These two expectations are often in direct conflict with each other. Mixing drivers on the same roadway with different expectations can cause severe problems. Therefore, an adequate road network will be designed to separate drivers with different access and mobility expectations. This means subdivision roads with frequent driveways will be designed to reduce travel speeds and assist in the entrance and exit of the roadway. But roads where people are expecting to travel long distances will be designed to actively restrict the ability of drivers to access adjacent destinations.

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The Relationship Between Access and Mobility in Functional Classification Systems

Drivers expecting access and drivers expecting mobility are in direct conflict with one another and must ideally be kept separate in the road network on roads designed to serve their needs. If high mobility drivers are on roads designed for high access, we often refer to this as “Cut-through Traffic” and we implement traffic calming, such as speed humps, to dissuade this activity. This helps mitigate the safety concern on the local road, but it doesn’t address the bigger problem which is that drivers are not finding the mobility routes that they are expecting to find in the network. Similarly, dense commercial development along a major arterial will lead to a high mix of drivers expecting access at driveways mixed with mobility drivers which leads to high speed, high severity crashes. The driveways could be closed to mitigate the crash risk, but it likewise does not address the deeper issue of providing drivers with a road network that meets their needs safely and efficiently. The OS&HP is designed to assign functional classifications to the road network in a way that addresses this deeper need.

The OS&HP uses the following functional classification system:

- Interstate Highway
- Major/Minor Arterial Roads
- Major/Minor Collector Roads
- Local Roads

Primary Intersections

An additional element of the OS&HP maps is the location of primary intersection on the Interstate and Arterial road network. The term “Primary Intersections” was coined by the 2021

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OS&HP as a way to identify preferred intersection locations where future road connections should be prioritized. These locations were determined with the agreement of ADOT&PF staff and are selected based on road geometry and spacing recommendations from access management manuals.

Implementation

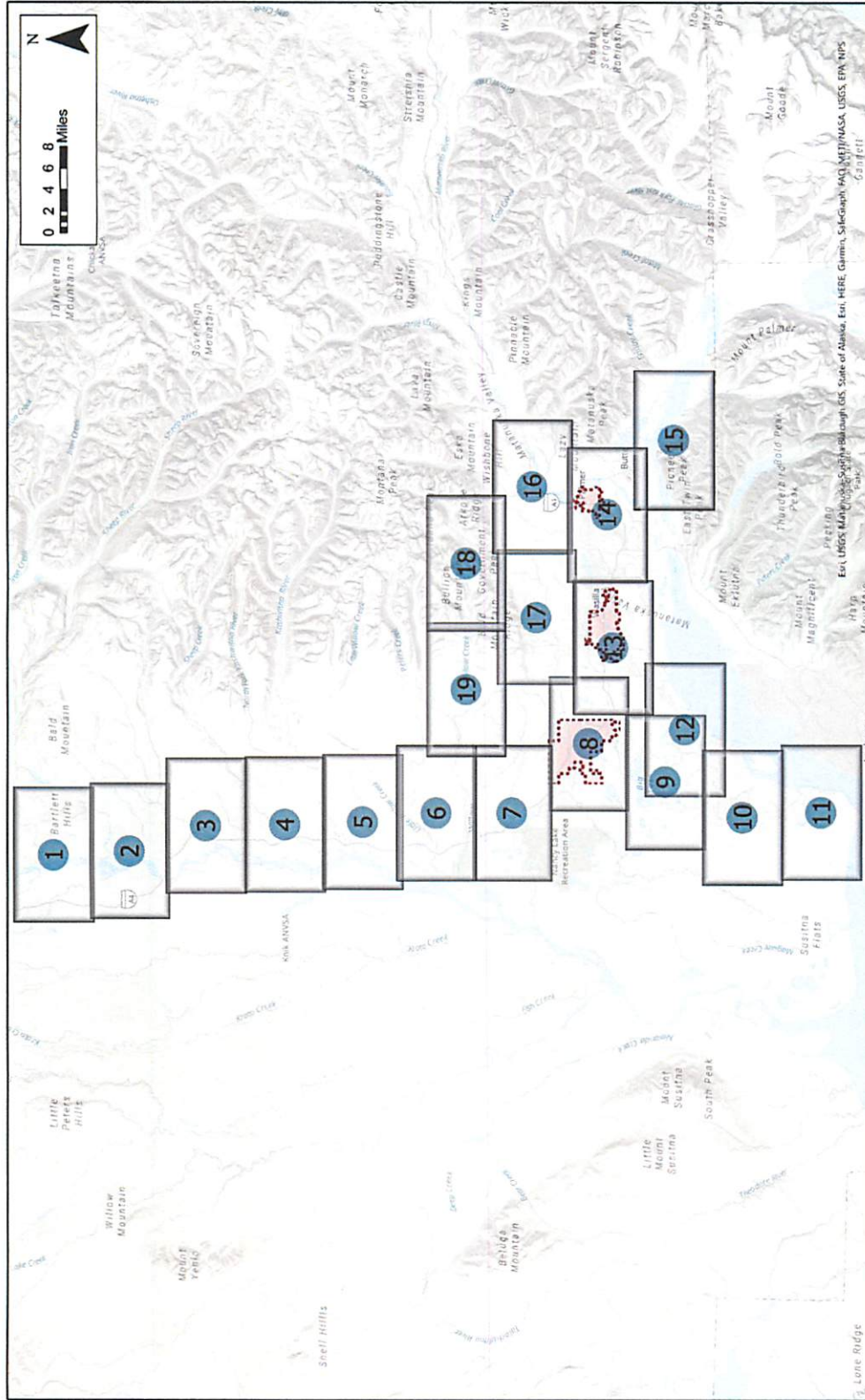
There are three main goals of the OS&HP Implementation:

1. Preserve ROW for future road projects
2. Guide road designs to fit the intended function
3. Direct new road connections to intersect arterial roads at the most appropriate locations

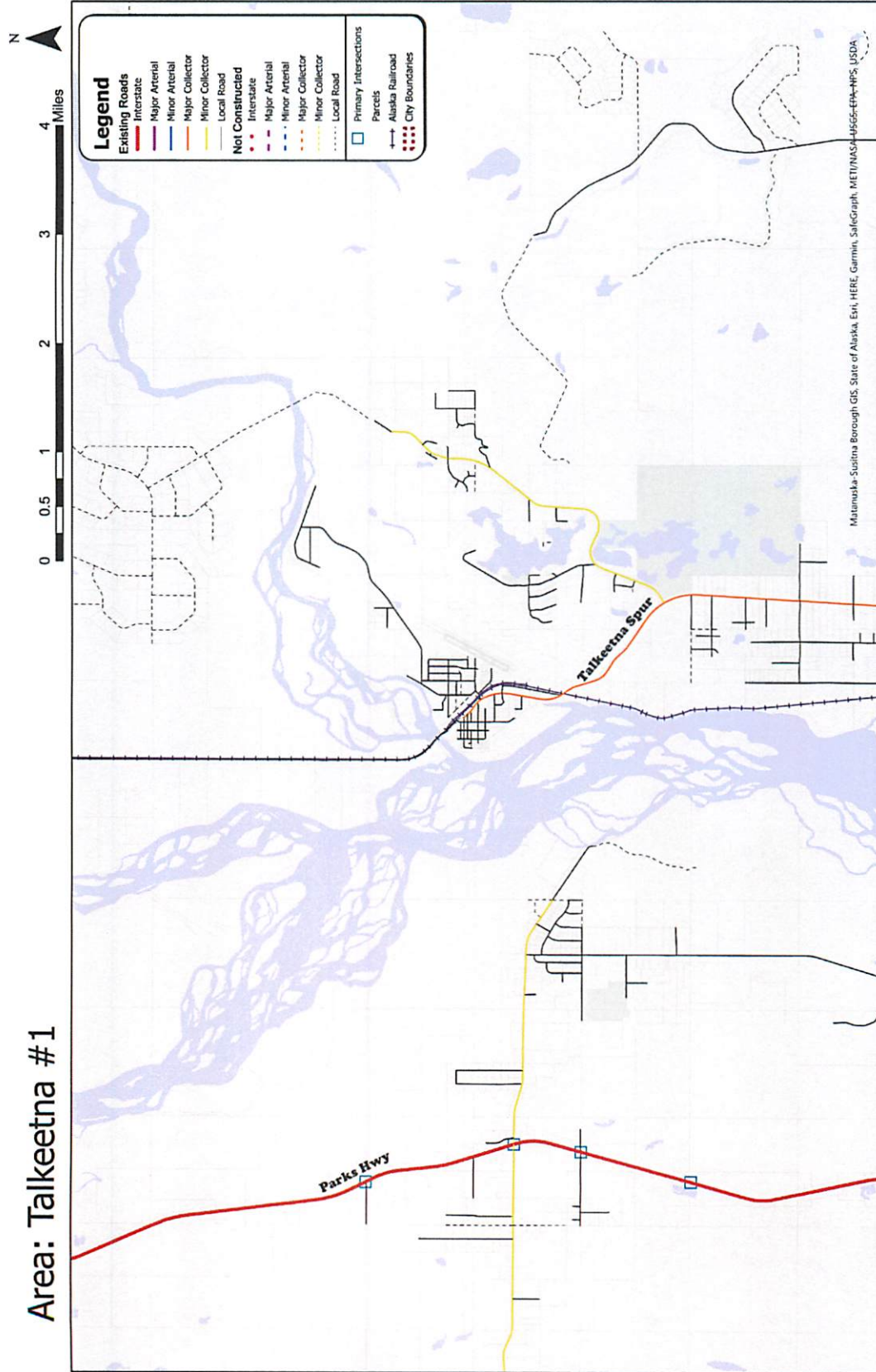
To achieve these goals, the OS&HP will be implemented by decision-makers at every level of the community development process as agreed upon by the steering committee for the project which was made up of representatives from various departments and agencies.

The following maps present the 2021 Official Streets and Highway Plan for the Matanuska-Susitna Borough including planned roads, road functional classifications, and primary intersection points.

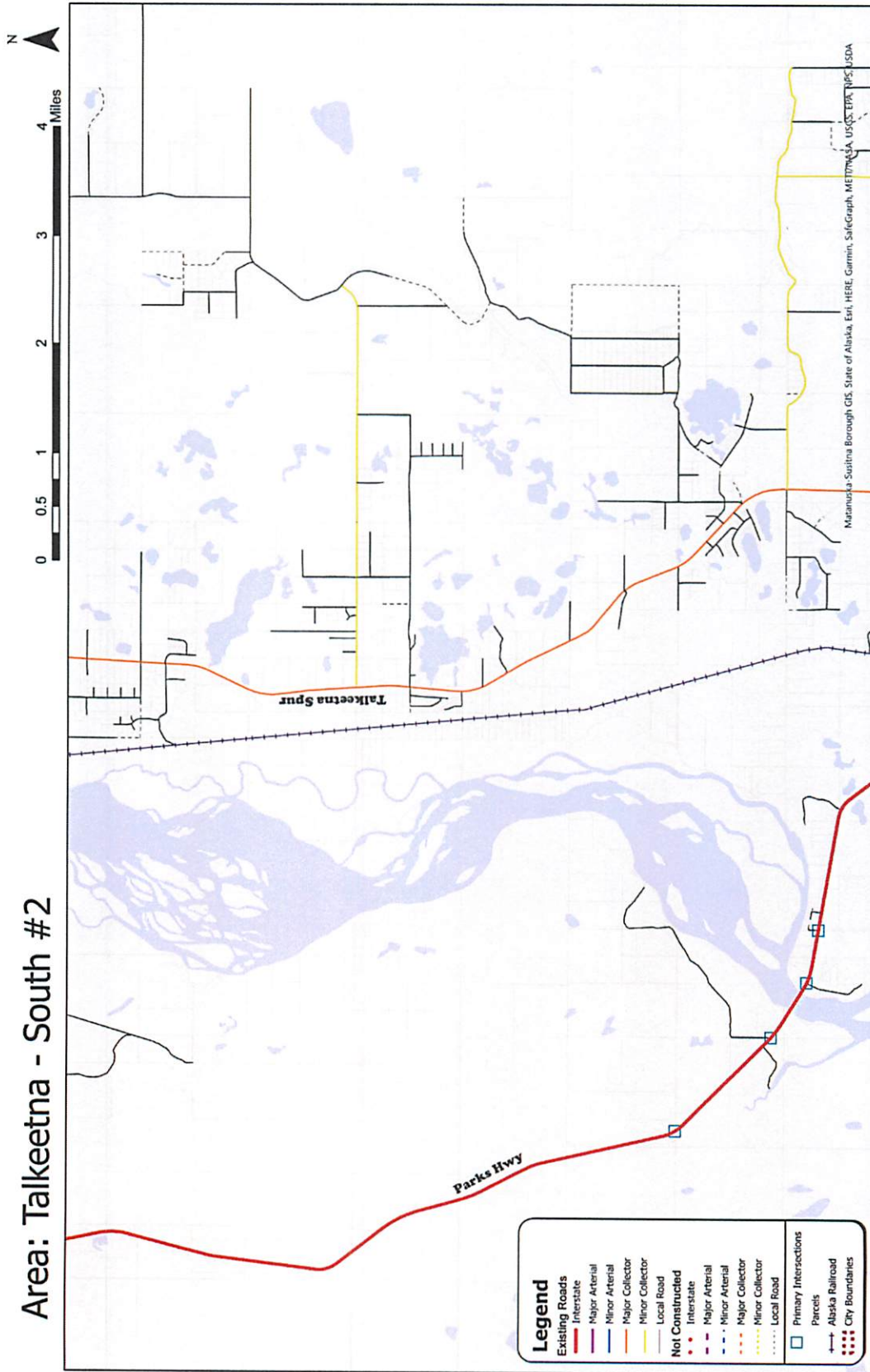
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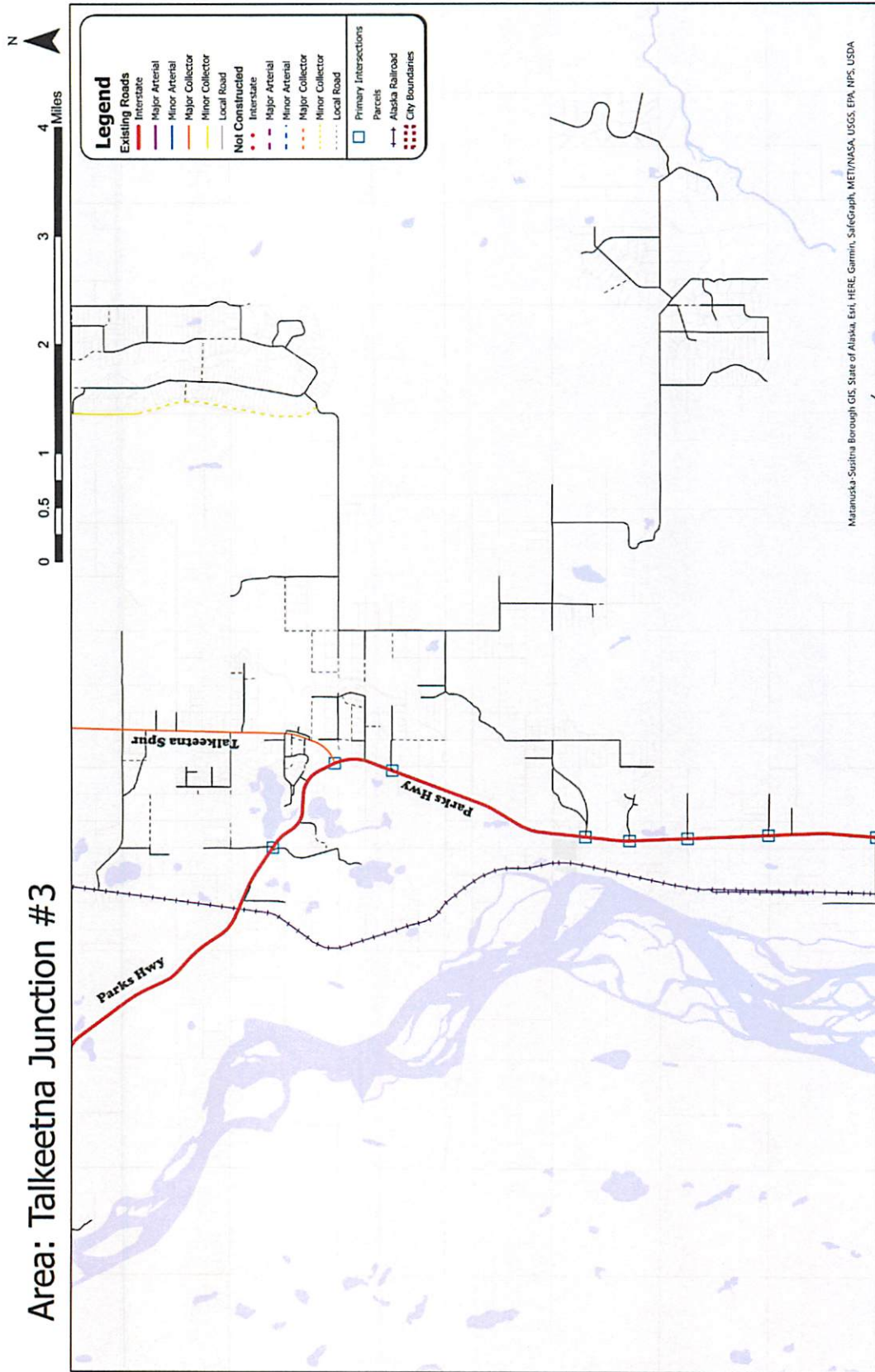
Area: Talkeetna #1



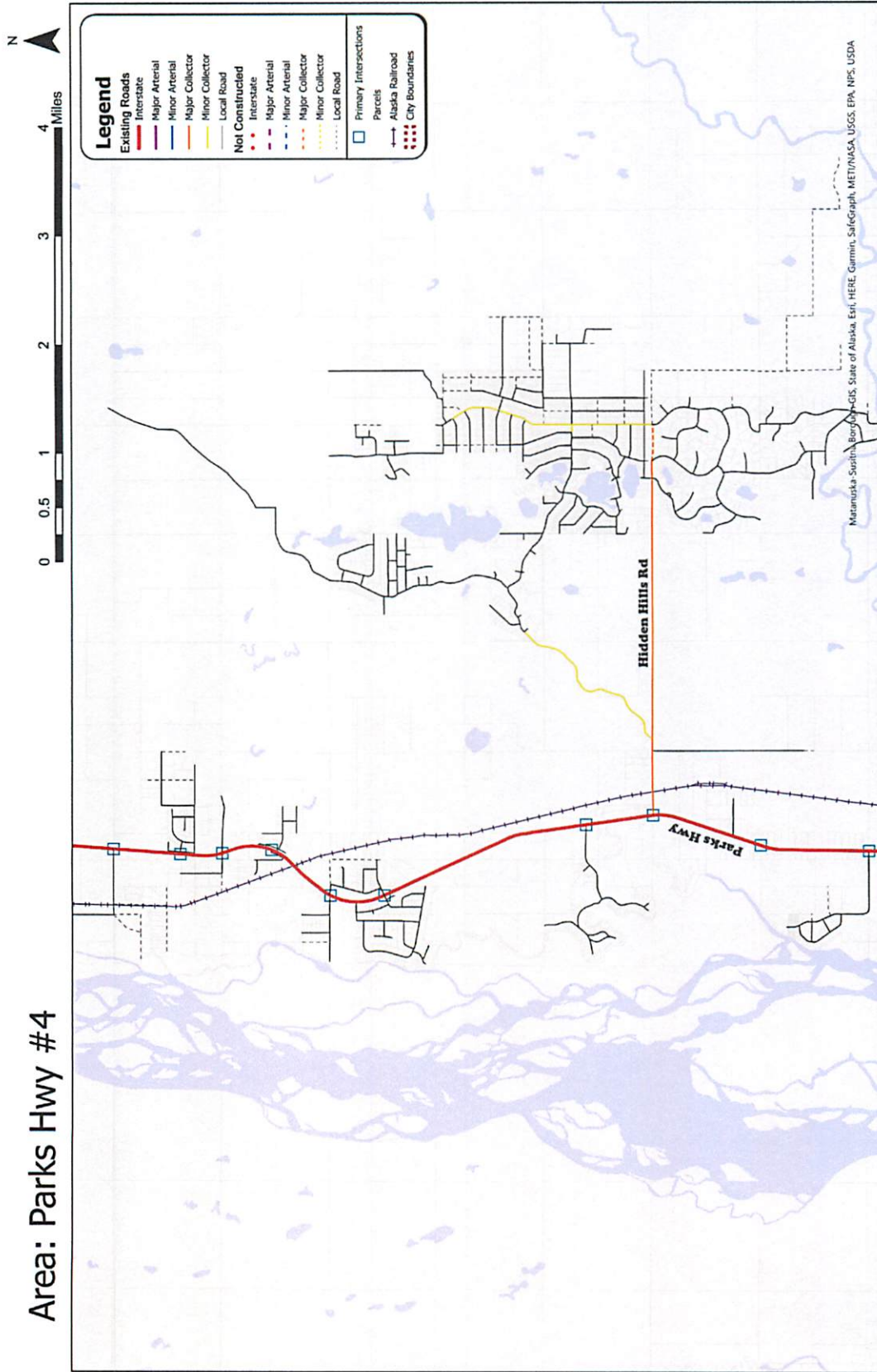
Area: Talkeetna - South #2



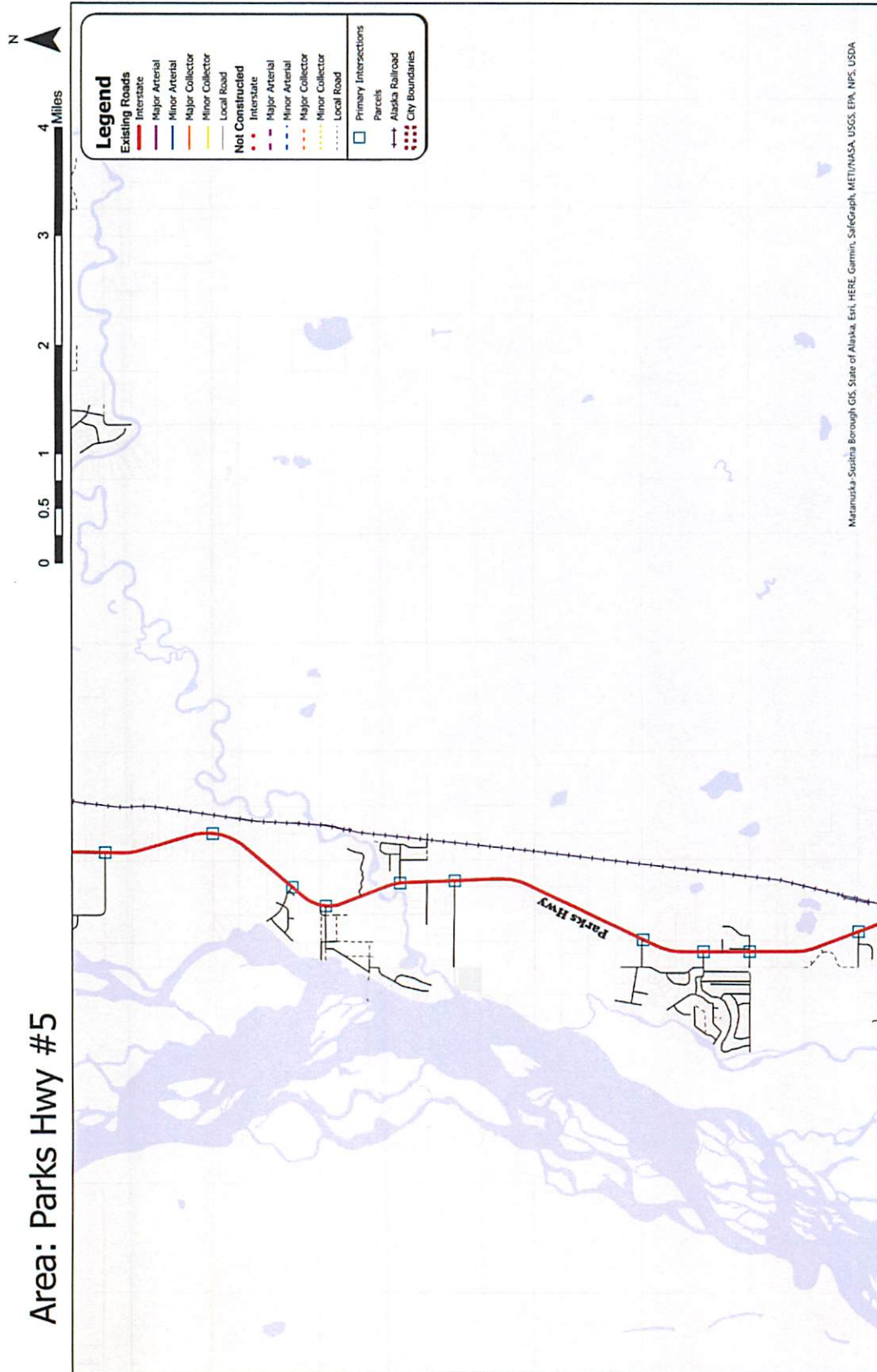
Area: Talkeetna Junction #3



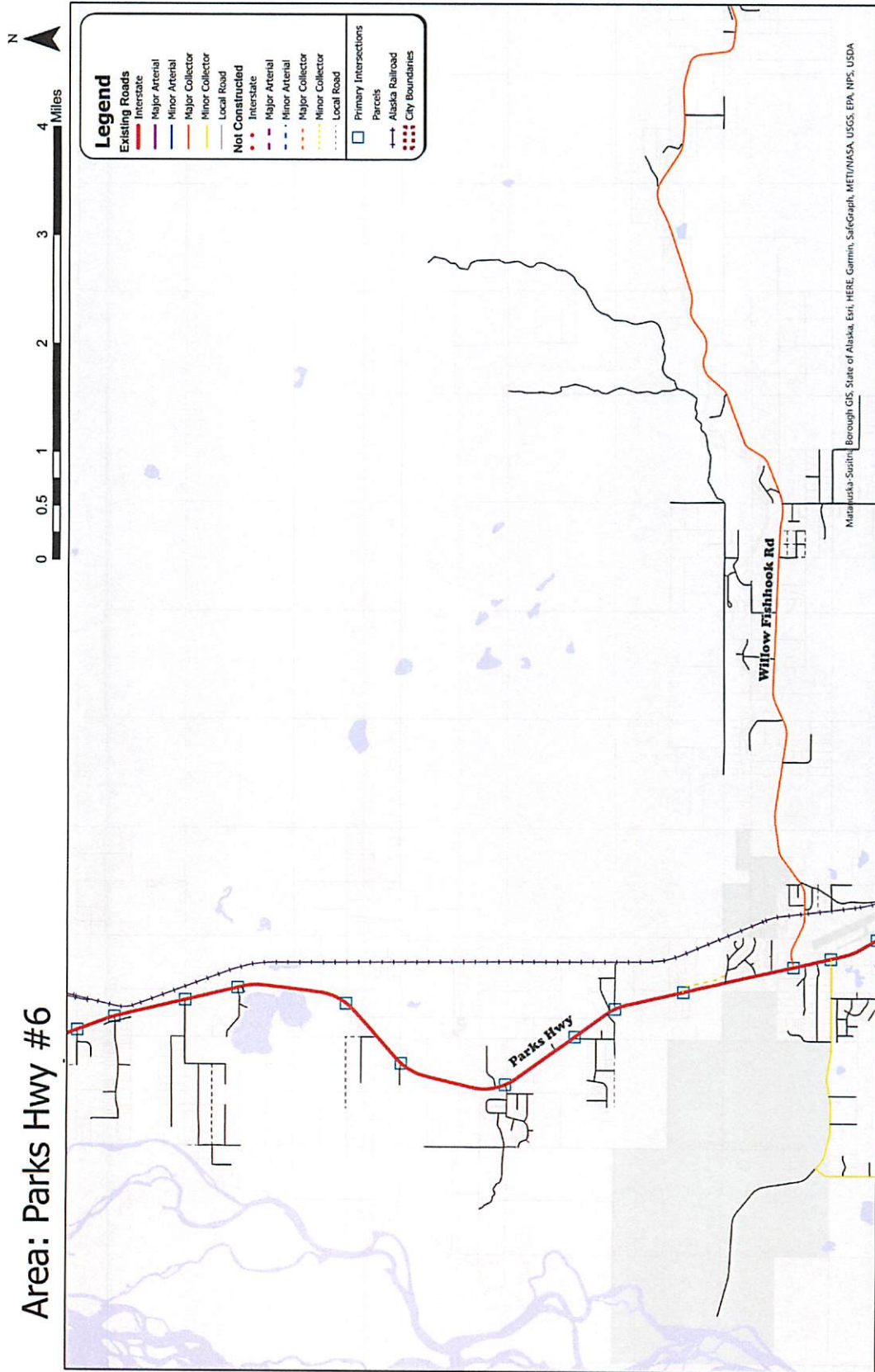
Area: Parks Hwy #4



Area: Parks Hwy #5

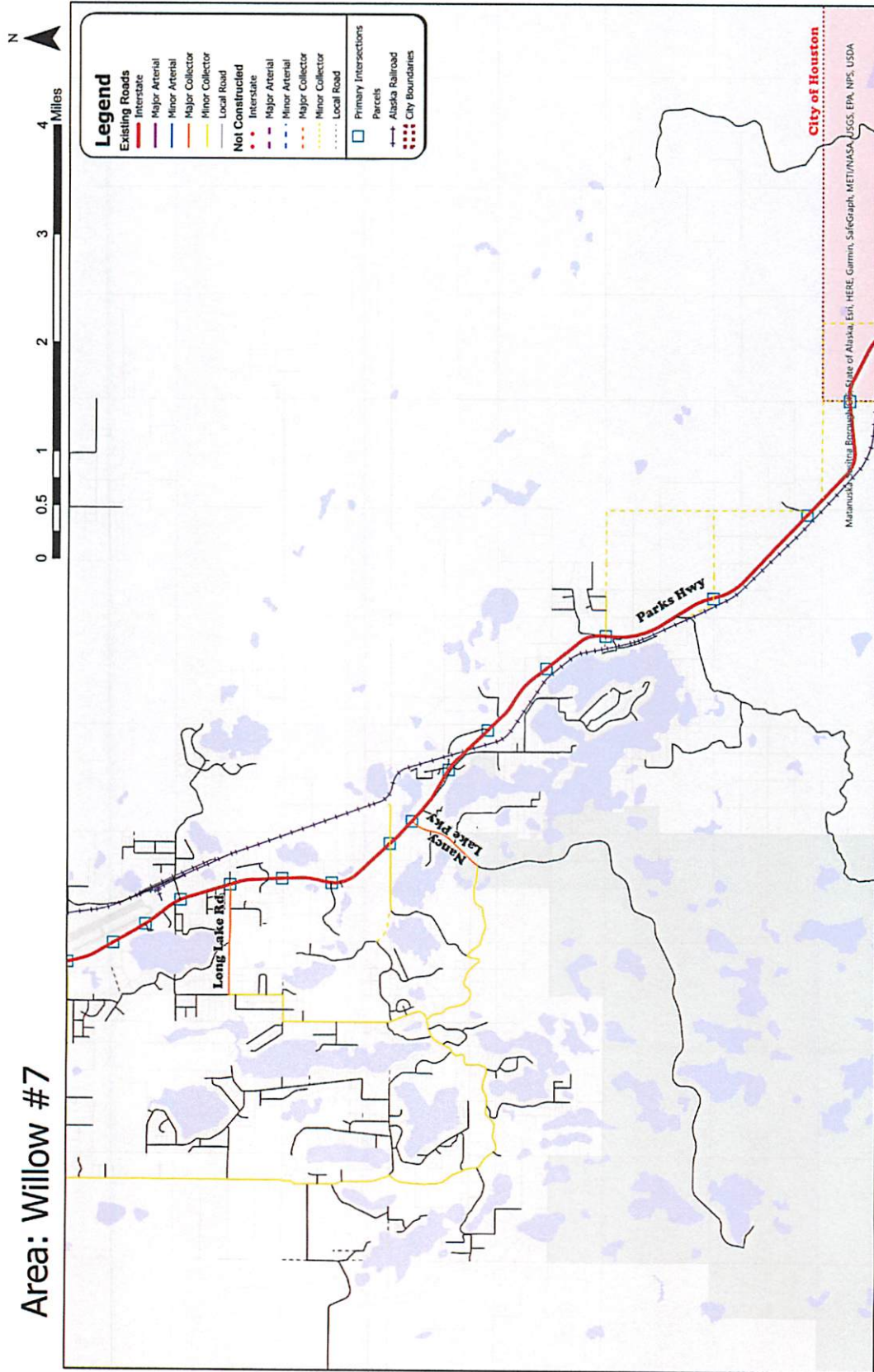


Area: Parks Hwy #6



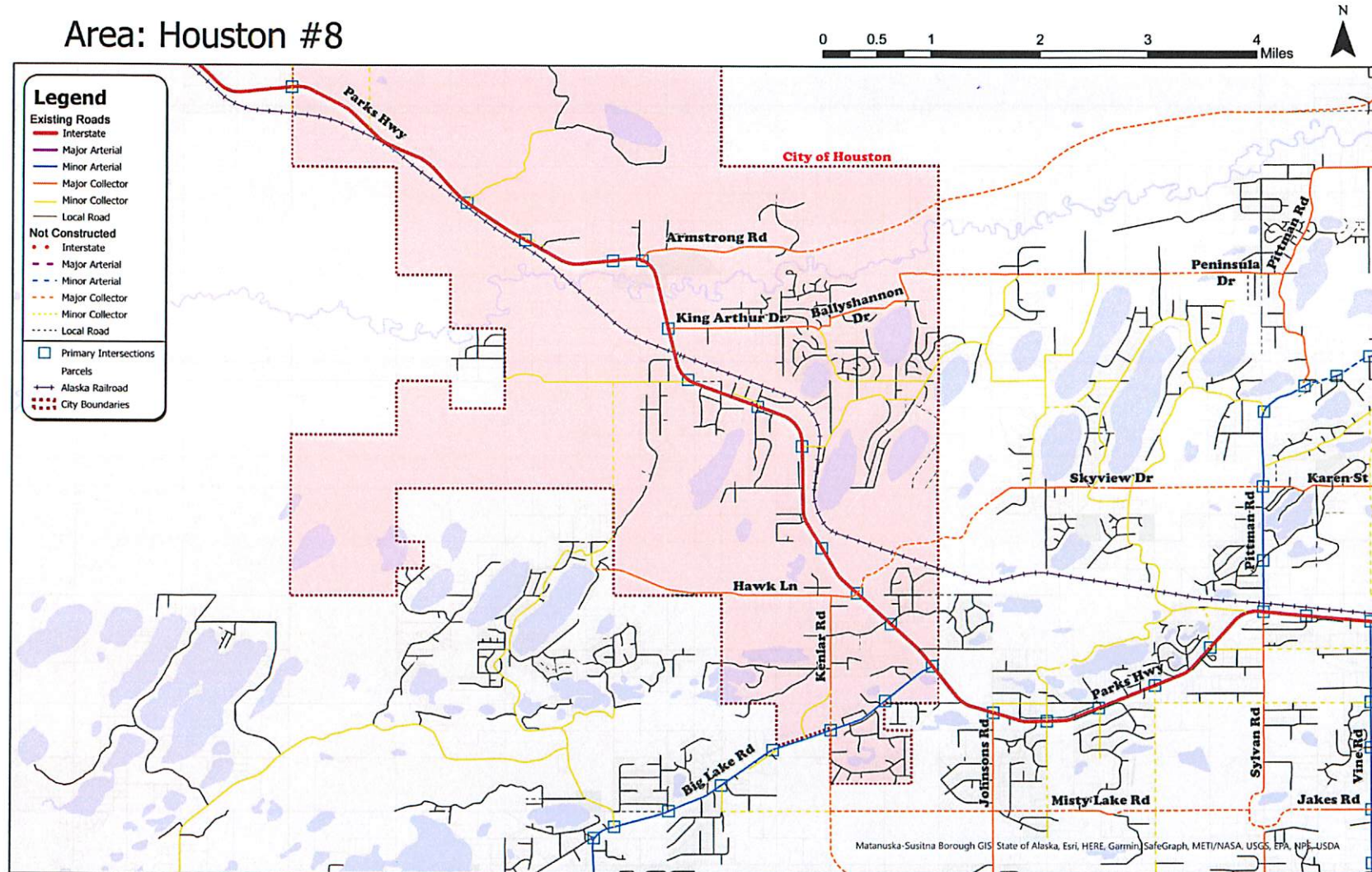
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Area: Willow #7

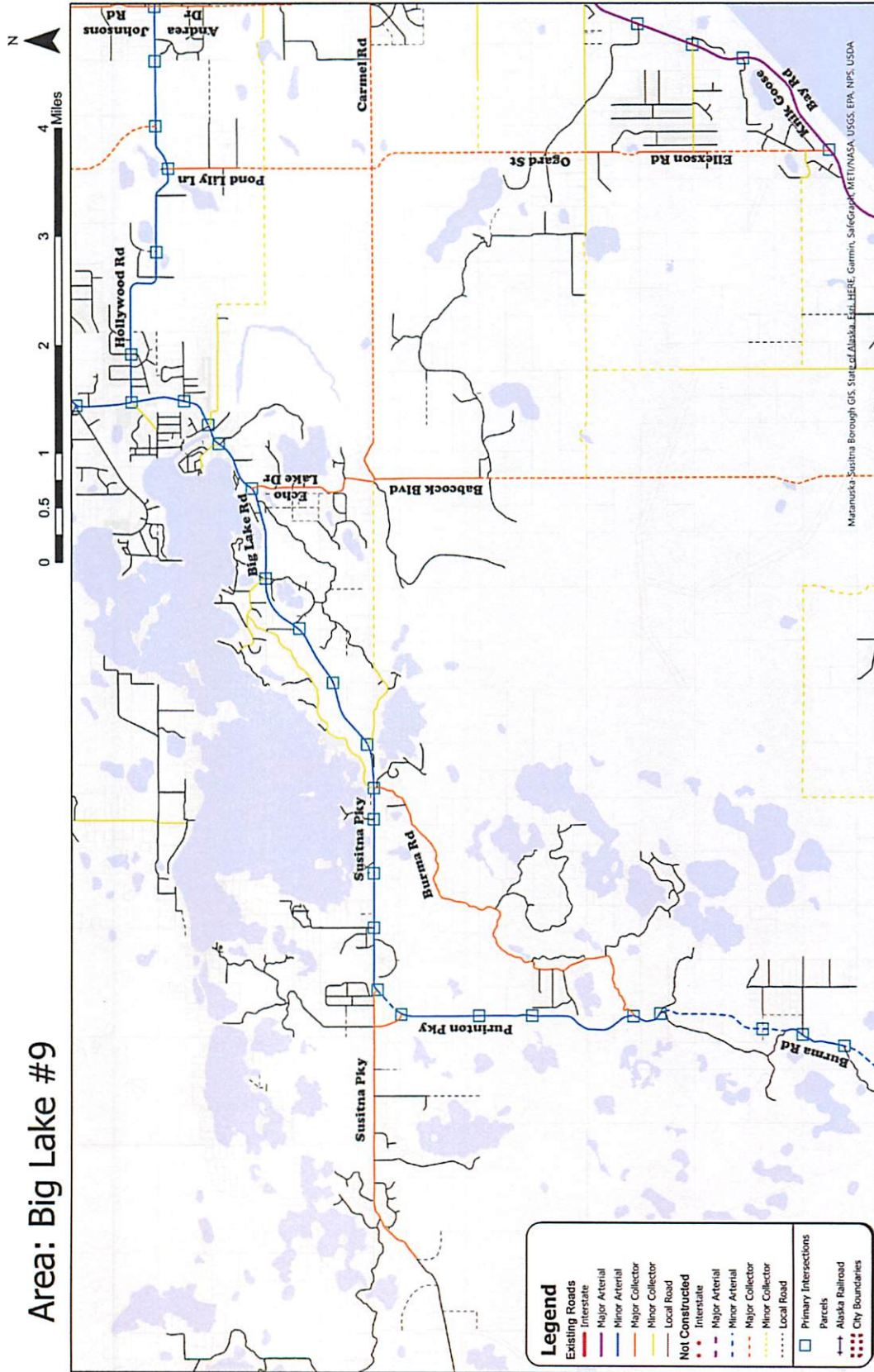


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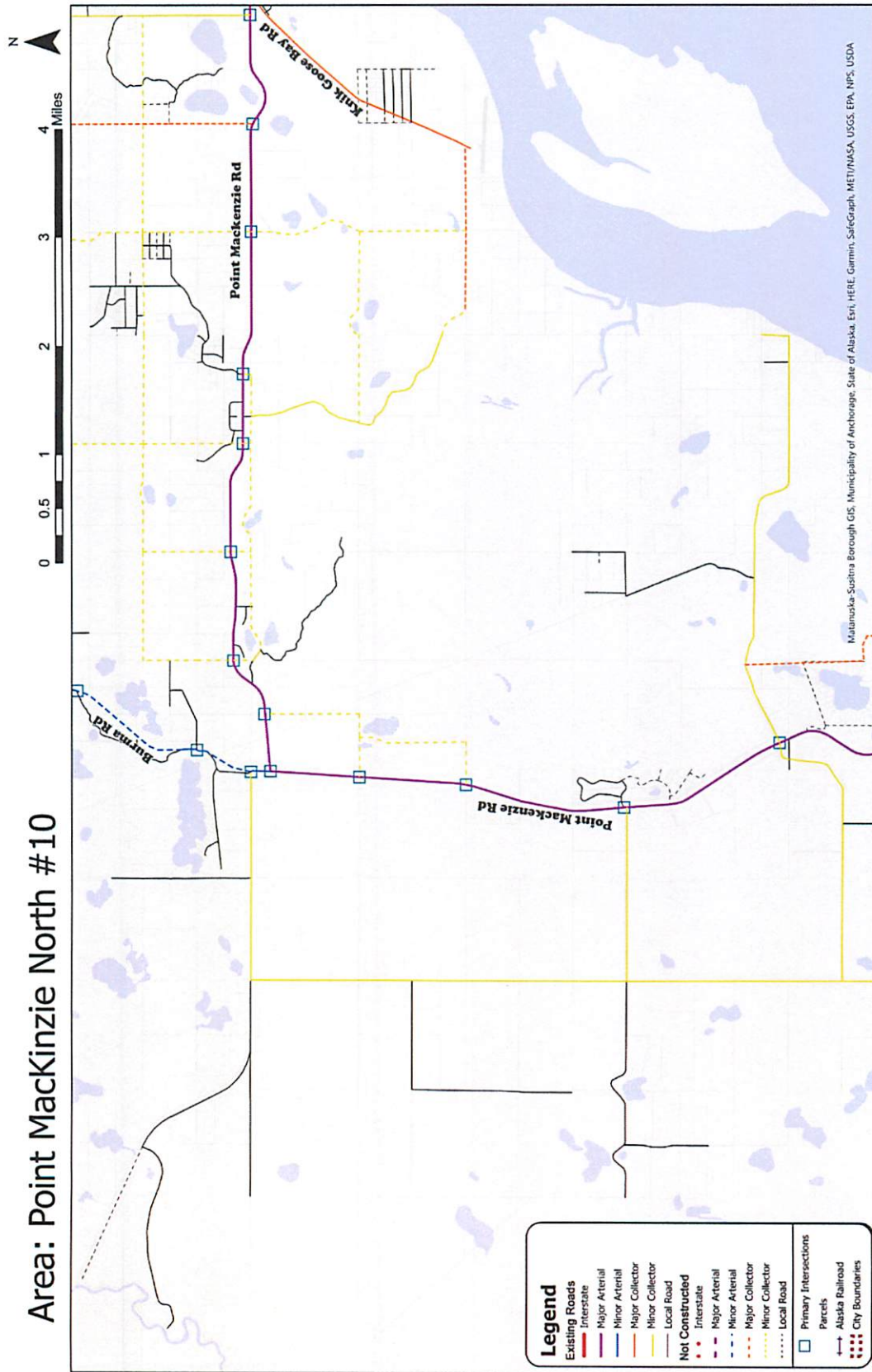
Area: Houston #8



Area: Big Lake #9

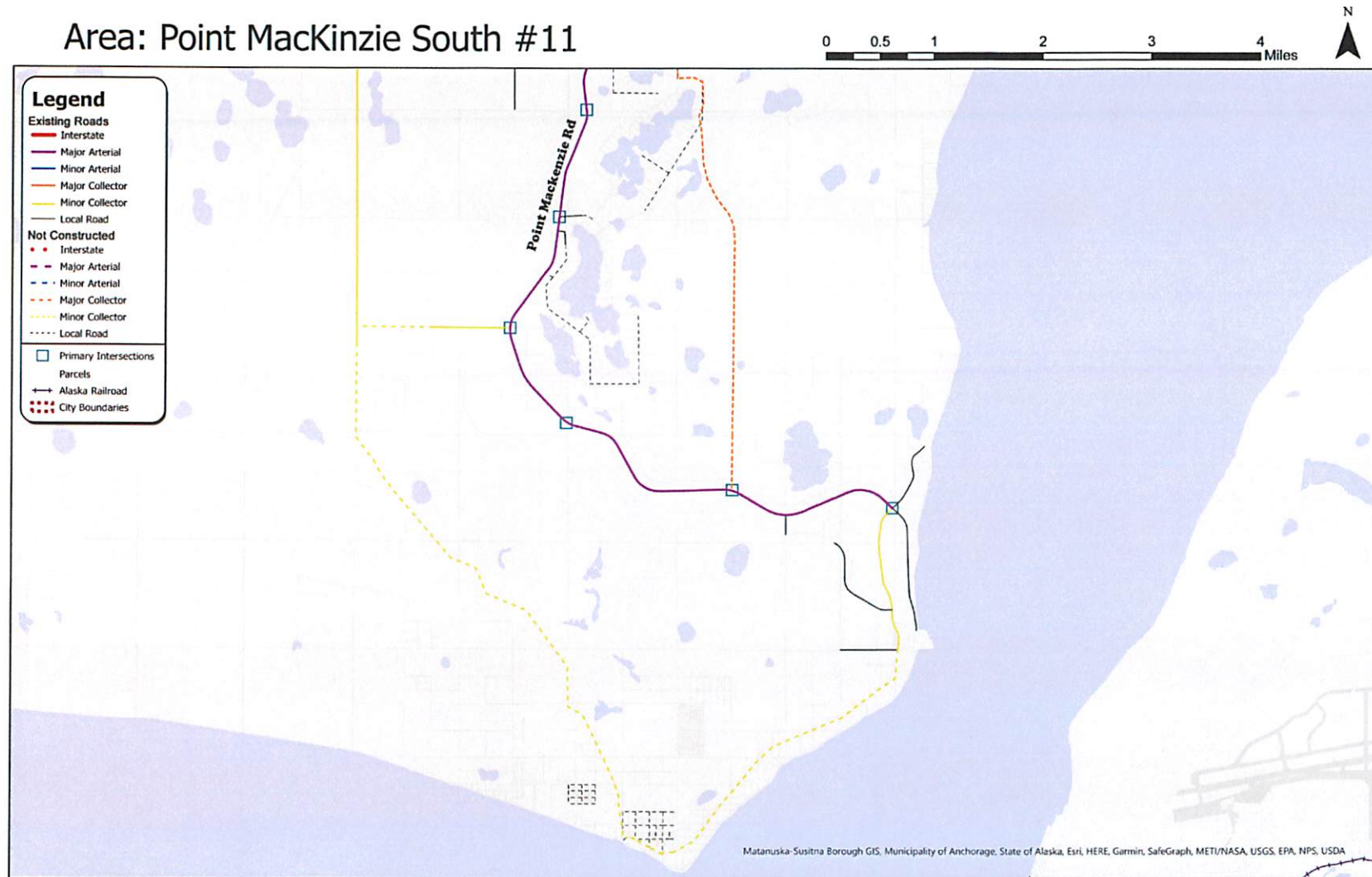


Area: Point MacKinzie North #10

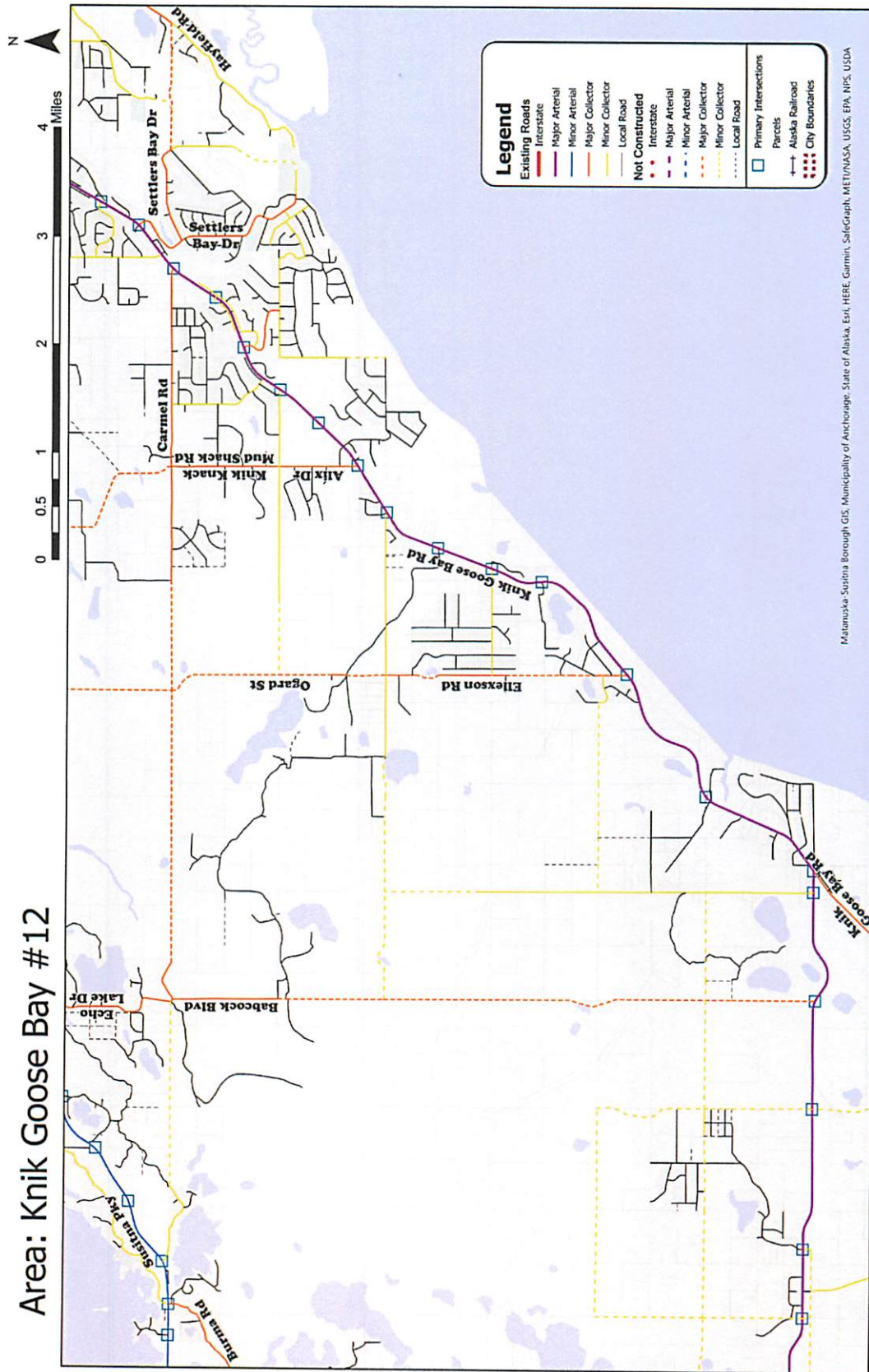


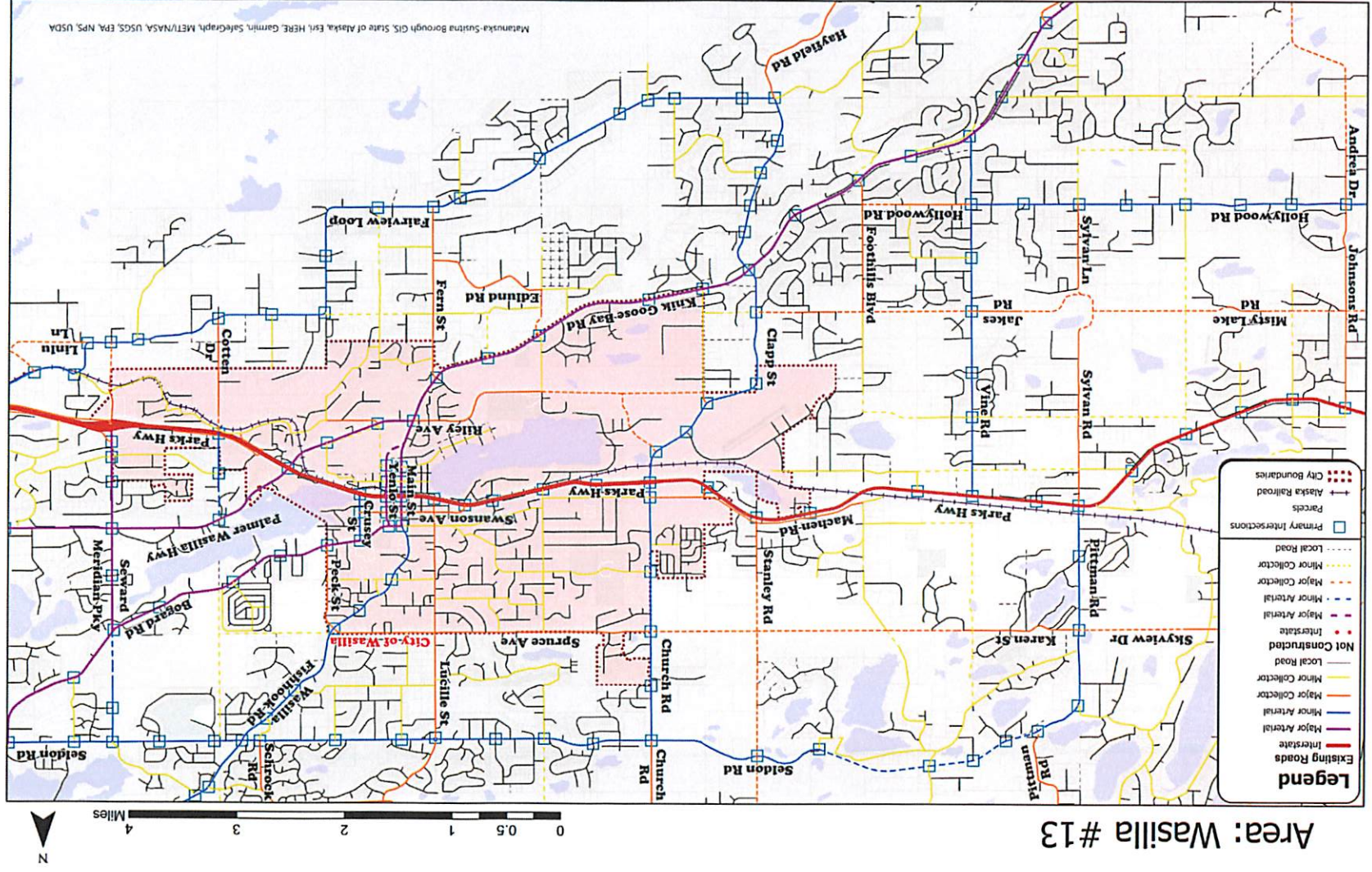
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Area: Point MacKenzie South #11



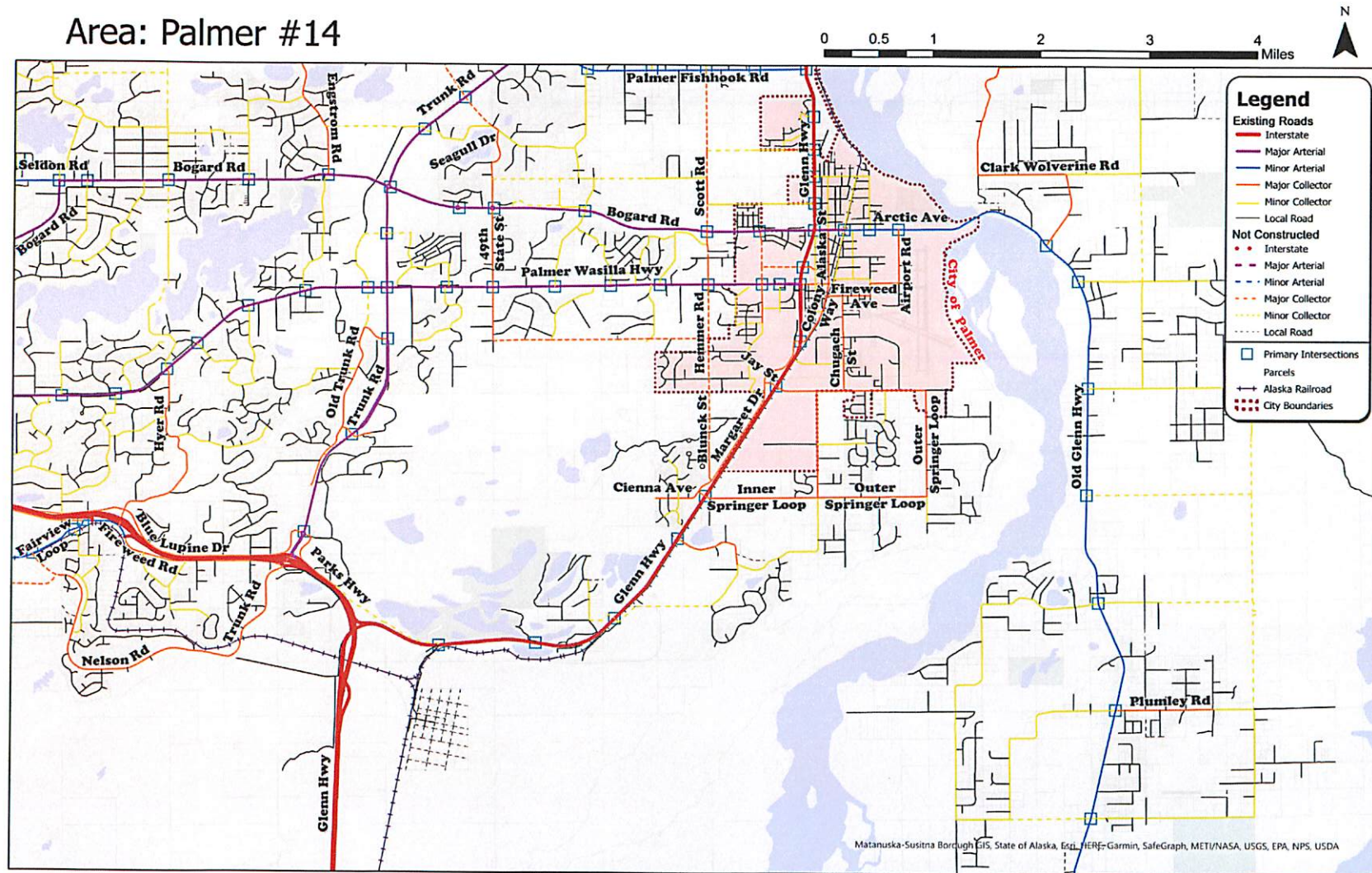
Area: Knik Goose Bay #12



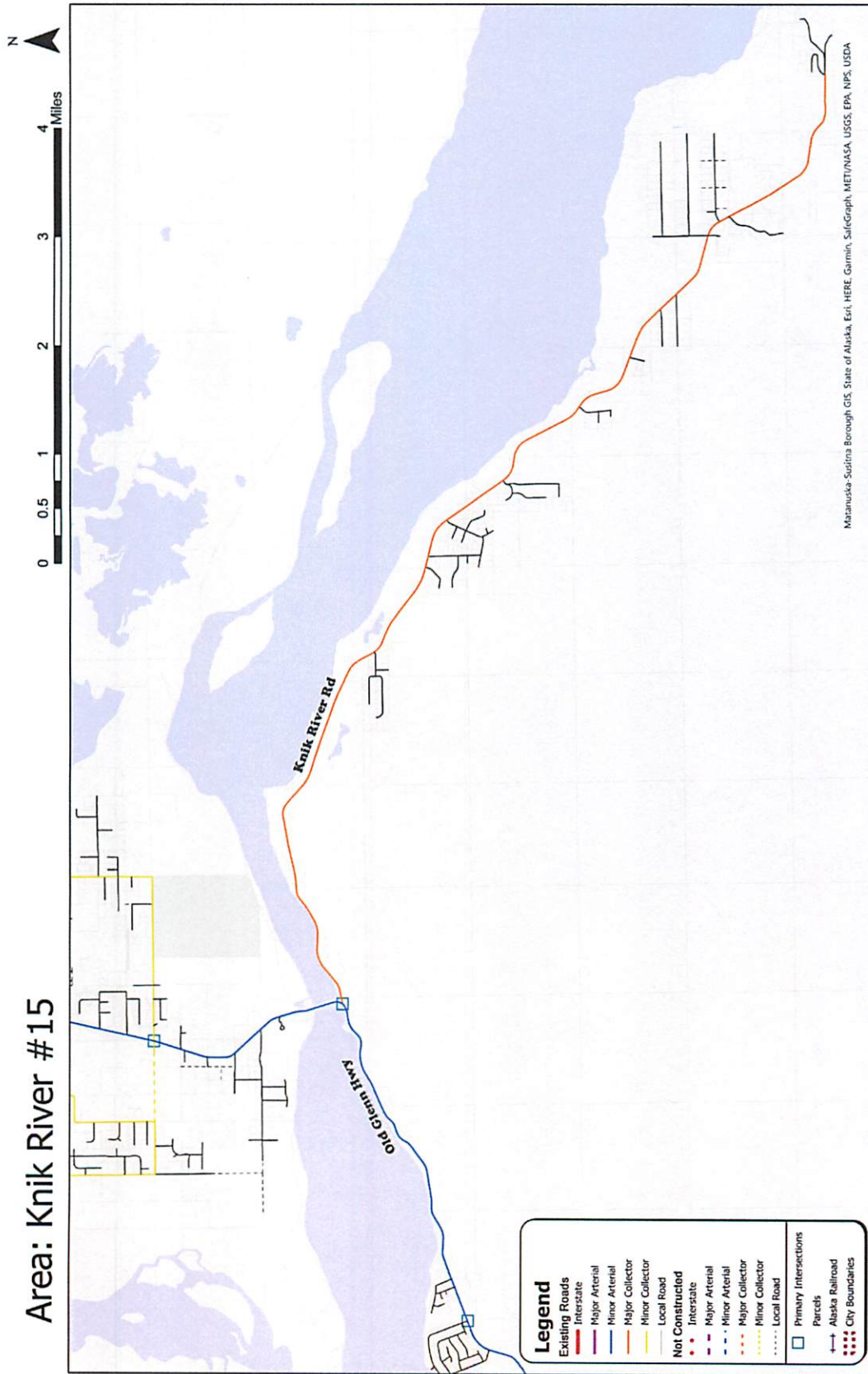


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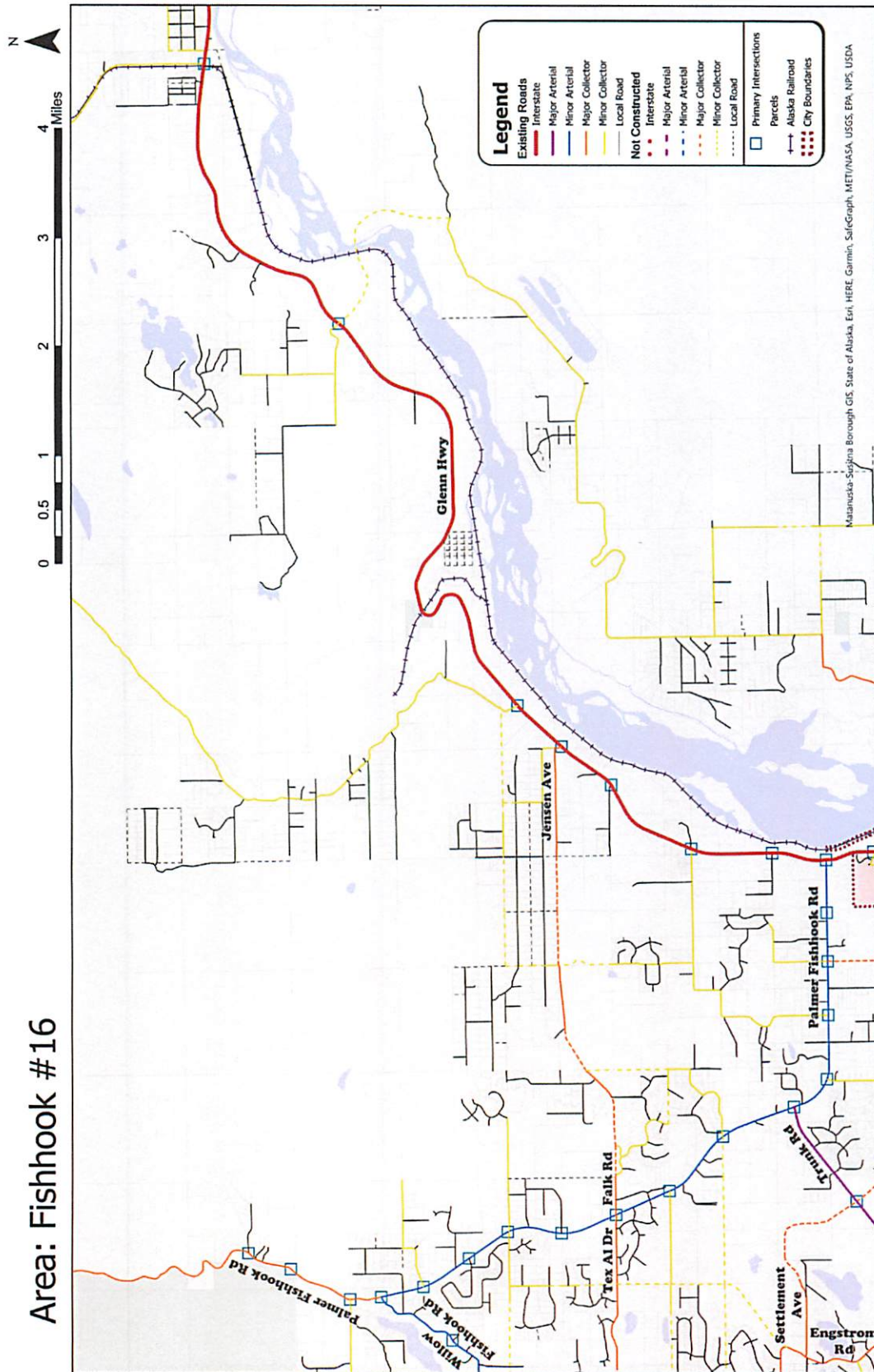
Area: Palmer #14



Area: Knik River #15

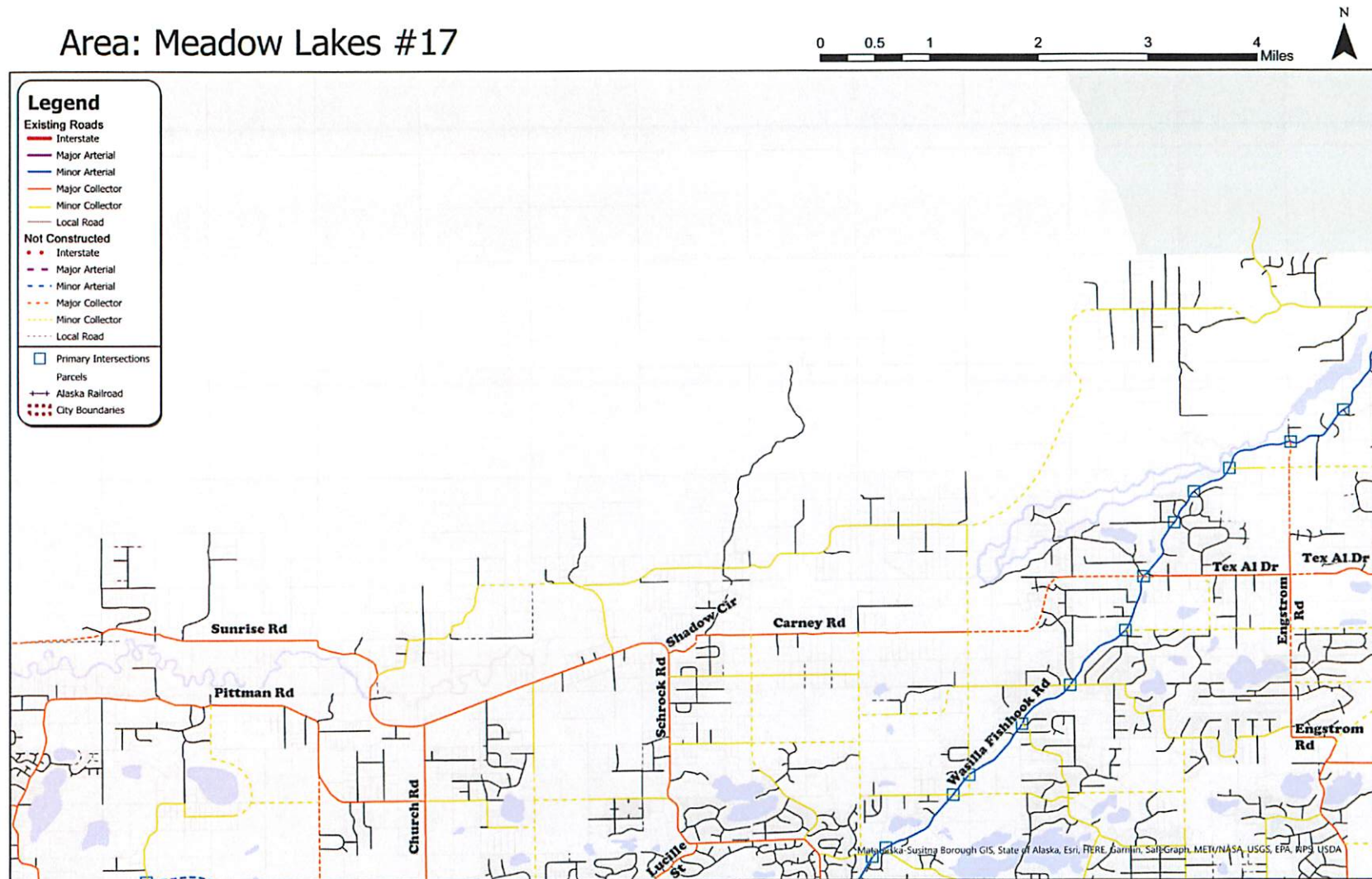


Area: Fishhook #16



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Area: Meadow Lakes #17



Area: Hatcher #18

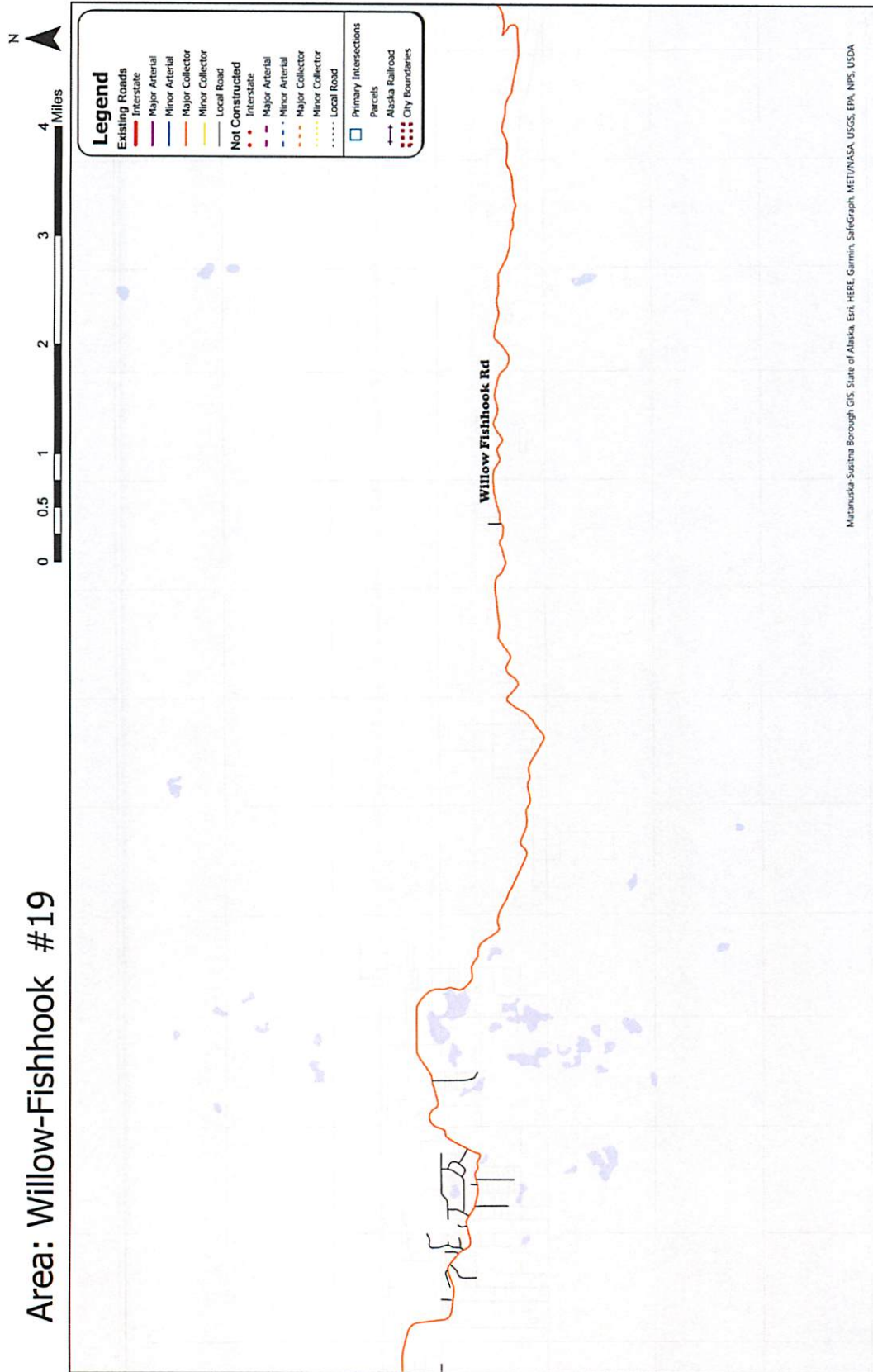
This map displays the proposed road network for Area: Hatcher #18. The map includes a legend, a scale bar, and a north arrow. The legend defines the following categories:

- Existing Roads:**
 - Interstate (Red line)
 - Major Arterial (Blue line)
 - Minor Arterial (Orange line)
 - Major Collector (Yellow line)
 - Minor Collector (Green line)
 - Local Road (Black line)
- Not Constructed:**
 - Interstate (Red dashed line)
 - Major Arterial (Blue dashed line)
 - Minor Arterial (Orange dashed line)
 - Major Collector (Yellow dashed line)
 - Minor Collector (Green dashed line)
 - Local Road (Black dashed line)
- Other Features:**
 - Primary Intersections (Blue square)
 - Parcels (Light gray shading)
 - Alaska Railroad (Black line with cross-ticks)
 - City Boundaries (Dotted line)

The map shows a proposed road alignment (orange line) that runs from the bottom left towards the top right, passing through several parcels. The road is labeled "Willow Fishhook Rd" and "Palmer Fishhook Rd". The map also shows existing roads (black lines) and city boundaries (dotted lines). The scale bar indicates distances from 0 to 4 miles. The north arrow is located in the top right corner.

Map data: Surina Borough GIS, State of Alaska, Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, EPA, NPS, USDA

Area: Willow-Fishhook #19



Official Streets and Highways Plan (OSHP) - Update

Frequently Asked Questions

What is the OSHP?

- A map that identifies future road corridors and road upgrades necessary to safely and efficiently accommodate our growing population and its transportation needs. The OSHP was last updated in 2007.

How is the OSHP used?

- Once adopted by the Assembly, the OSHP update is placed in MSB code in Title 15. All future platting actions are reviewed against the OSHP to ensure the corridors identified on the map are preserved.
- The OSHP is also used by Matanuska-Susitna Borough Public Works to identify new road projects and upgrades.

The Official Streets and Highways Plan vs the Long Range Transportation Plan?

- The OSHP is a map-based component of the Borough's Long Range Transportation Plan (LRTP).

OSHP	LRTP
<ul style="list-style-type: none">• Focused on roads	<ul style="list-style-type: none">• All modes of transportation (roads, rail, transit, bike, pedestrian, etc.)
<ul style="list-style-type: none">• Looks at all collector and arterial roads that will be needed when development occurs	<ul style="list-style-type: none">• Looks at collector and arterial roads needed until 2035 & that there will likely be funding for
<ul style="list-style-type: none">• Does not prioritize roads	<ul style="list-style-type: none">• Prioritizes which roads should be built next
<ul style="list-style-type: none">• Developed specific road connection needs	<ul style="list-style-type: none">• Developed general goals and strategies
<ul style="list-style-type: none">• Map-based	<ul style="list-style-type: none">• Document based

What are functional (road) classifications?

- Classifications are a way to explain what type of road is being talked about. The three broad categories are Local Road (lower speed, less traffic, e.g subdivision roads), Collector (medium speed, medium traffic, e.g Smith Road), and Arterial (higher speed, more traffic, e.g Trunk Road).
- The OSHP looks at all collector and arterial roads, but focuses on collector level roads, as these are the roads most often built by the Borough.

Why do functional classifications matter?

- Functional classifications are the link between planning and road design. They help turn a line on the map into an engineered road. They communicate how wide a road should be, how fast the speed limit should be, how many access points a road should have, and many other characteristics.

Are all of the roads on this map owned and maintained by the Borough?

- No, many of the roads identified in the OSHP are owned or maintained by Alaska Department of Transportation & Public Facilities (AKDOT&PF), the City of Wasilla, and the City of Palmer. We incorporated plans and comments from those entities in our process.

What data was used to create the OSHP?

- The project team utilized Geographic Information systems (GIS) to review population and employment trends, current land use, current roads and infrastructure, community planning documents, and physical constraints (water, steep hills, etc.).
- The project team also used computer modeling to project where and when population growth will happen, and the number of vehicles that will be driving every day based on those population projections.

Where did the not constructed (NC) roads come from?

- All the data listed above was used to determine where population will grow. From that we determined where new roads will be needed to accommodate that growth.
- The project team also went road by road with our technical steering committee to make sure that all of the proposed roads are realistic.

When are all these roads being built?

- It all depends on population growth, need, and funding. Some of these road connections will happen soon, others might not happen for a very long time, but if we don't plan for them now we will end up with traffic problems, and more expensive roads in the future.
- When an area of the Borough starts growing rapidly, the OSHP roads in that area will take priority over the roads in areas that aren't growing as rapidly.

How will I know when a road is getting built near me?

- The OSHP is just the first step. Typically before one of these roads are built they will end up on a priority list (Capital Projects List, Road Improvement Projects List, Long Range Transportation Plan), and need to be funded; those steps involve public meetings, and possibly ballot questions for bond initiatives.
- Remember that the Borough is not the only one that builds roads. Other government agencies and private developers also build roads.
- Roads take a long time to build, which is good for making sure that the public is notified and involved.

I need a road now! How do I get a road prioritized and built?

- Get involved in the planning and prioritization processes. Speak to your local RSA, Assembly members, and Borough staff to tell us what you need. A great place to start would be submitting a comment on the OSHP, in writing or at the OSHP webpage.
- If you don't see the road you are looking for on the OSHP, let us know that too.

What does it mean if an OSHP road is through my property?

- The Matanuska-Susitna Borough may build this road at some point. If and when depends on population growth, Assembly approval, and funding. The alignments on the OSHP are close but not final, until the road is designed by engineers, the exact alignment is unknown.
- It does mean that if you subdivide your land you will need to make sure that your subdivision does not conflict with the OSHP. And depending on the classification of the OSHP road, you may need to ensure that access to the road is appropriate.
- Get in contact with us to learn more.

How can I submit comments?

- Submit comments on the project page (<https://oshp-msb.hub.arcgis.com/>) Using the map comment tool you can show us the exact location you want to talk about.
- Submit written comments to:

The Permit Center

350 E. Dahlia Ave., Palmer, AK 99645

By: Adam Bradway
Introduced: April 4, 2022
Public Hearing: April, 18 2022
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 22-13

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING ADOPTION OF THE MATANUSKA-SUSITNA BOROUGH 2022
OFFICIAL STREETS AND HIGHWAYS PLAN UPDATE.

WHEREAS, the Official Streets and Highways Plan (OSHP) is a transportation planning tool that identifies future road corridors and road upgrades necessary to accommodate the Borough's growing population and its transportation needs; and

WHEREAS, the OSHP is a part of the Borough's Long Range Transportation Plan, is map-based, and focuses on road infrastructure needs; and

WHEREAS, the OSHP will provide a thoughtful, proactive, and comprehensive basis for planning, platting, and transportation decisions; and

WHEREAS, the OSHP will help the Borough preserve future road corridors, reducing right-of-way costs and addressing road network deficiencies before they happen; and

WHEREAS, the OSHP will enhance safety, reduce congestion, reduce negative impacts on neighborhoods, and lower transportation costs; and

WHERE AS, future road corridors and upgrades to existing roads should be planned early in order to ensure a safe and efficient road network.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends adoption of the 2022 Matanuska-Susitna Borough Official Streets and Highways Plan Update.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2022.

STAFFORD GLASHAN, Chair

ATTEST

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. PC 22-38

Qtf kpcpeg'Co gpf kpi 'O UD'39027"vq"gz enwf g'yj g'Rqtv"
O ceMgp| kg'Ur gekn'Wug'F kwtkev

(Page 101-166)

INTRODUCTION FOR PUBLIC HEARING

Matanuska-Susitna Borough

LAND & RESOURCE MANAGEMENT DIVISION



MEMORANDUM

TO: Matanuska-Susitna Borough Planning Commission

THROUGH: Alex Strawn, Planning Director *AS*

THROUGH: Eric Phillips, Community Development Director *EP*

FROM: Tracy K. McDaniel, Asset Manager *TKM*

DATE: March 22, 2022 for the April 18, 2022 Public Hearing

RE: A Resolution Recommending the Borough Assembly Adoption of an Ordinance Amending MSB Title 17.05 Essential Service Utilities to Exclude the Port MacKenzie Special Use District.

MSB 17.05 Essential Service Utilities was adopted by Ordinance Serial No. 07-076 as a means to provide an extended public notice process for certain types of utility services that includes the Port MacKenzie Special Use District but excludes the city boundaries of Houston, Palmer, and Wasilla. The code was adopted as a result of public concern and lack of public notification for a utility expansion for Mat-Su Regional Hospital where the utility corridor ran through the borough landfill, Crevasse Moraine trail system, and the University of Alaska property.

MSB 17.23, Port MacKenzie Special Use District adopted by Ordinance Serial No. 00-154, as amended, is the only recognized industrial/commercial district within the Borough, aside from industrial/commercial land within the city limits of Wasilla, Palmer, and Houston. The Port MacKenzie Special Use District code provides the intent, purpose, and use of land within the special use district. The code established specific zoning districts within boundaries of the special use district for commercial, industrial, and conservation development on borough-owned lands.

Furthermore, the Port MacKenzie Master Plan 2016 Update “relates directly to its status as an official statement of public policy adopted by the Matanuska-Susitna Borough Assembly.” The master plan

is a source of information for borough-owned land uses and opportunities for private use and investment as a basis to protect existing development.

Amending MSB 17.05 to except the Port MacKenzie Special Use District as codified under MSB 17.23 assures and provides for the zoning and land use goals of the Port MacKenzie Master Plan 2016 Update, and provides for efficient commercial, industrial, and economic development on borough-owned lands. The Port MacKenzie Master Plan 2016 Update, Section 5 Facilities/Utilities, includes a utility layout map (Appendix A) for the development of utilities for water, wastewater, storm water systems, electrical services, pipelines, conveyors, and natural gas. To review the master plan, visit <https://www.matsugov.us/plans/port-mackenzie-master-plan>.

On April 18, 2022, Resolution Serial No. 22-02 will be presented to the Matanuska-Susitna Borough Port Commission for their consideration and support prior to the Matanuska-Susitna Borough Planning Commission meeting. Staff will provide an update at the Planning Commission meeting.

The Land and Resource Management Division respectfully request the Matanuska-Susitna Borough Planning Commission adoption of Resolution Serial No. 22-16 recommending Borough Assembly approve by ordinance an amendment to MSB Title 17.05 excluding the Port MacKenzie Special Use District as codified under MSB 17.23.

CODE CHANGE

17.05.020 APPLICABILITY.

(A) This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer, [AND] Wasilla, **and the Port MacKenzie Special Use District boundary**. This chapter applies to municipal utilities that extend beyond city boundaries **and the Port District boundary** into unincorporated borough lands.

ATTACHMENTS

1. Assembly IM 07-130 and Ordinance 07-076
2. MSB Chapter 17.05 Essential Service Utilities
3. MSB Chapter 17.23 Port MacKenzie Special Use District
4. Port MacKenzie Master Plan, 2016 Update, Chapter 5
5. Port MacKenzie Master Plan, 2016 Update, Chapter 5, Appendix A

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 07-130

SUBJECT: AN ORDINANCE ADOPTING MSB 17.02 ESSENTIAL SERVICE UTILITIES

AGENDA OF: JUNE 5, 2007

ASSEMBLY ACTION:

OR 07-076 was adopted without
objection. 6/19/07
KMM

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN DUFFY, BOROUGH MANAGER:

[Signature]

Route To:	Department/Individual	Initials	Remarks
	Originator: E. Probasco	EP	
2	Public Works Director	<i>[Signature]</i>	5/18/07
1	Planning and Land Use Director	MMO	5/18/07
3	Community Development Director	<i>[Signature]</i>	5/18/07
4	Finance Director	<i>[Signature]</i>	5/18/07
5	Borough Attorney	NS	
6	Borough Clerk	Acc M for MM.	

ATTACHMENT(S): Fiscal Note: Yes ☐ No ☒ X
Ordinance Serial No. 07-076: (7 pages)
Planning Commission Resolution 07-26: (1 page)
Written comments received: (16 pp)

SUMMARY STATEMENT:

In the summer of 2005, a major transmission line extension was being planned to provide necessary utility services to the new hospital. The route that was intended to be used by the utility companies ran through the borough landfill, the Crevasse Moraine trail system, and University of Alaska property. As a result of public concern, lack of public notification and the potential impact to the landfill and trail system through the moraine, the borough drafted an ordinance requiring a conditional use permit review and approval process by the planning commission, and circulated it for public review.

The first draft required an extensive application process and submittal requirements, a lengthy review and approval time frame, and submittal of final project development standards, for design, site requirements, and environmental review. The draft received substantial opposition from the following utilities:

Matanuska Electric Association
Chugach Electric Association
Matanuska Telephone Association
Golden Valley Electric Association
Municipal Light & Power
Alaska Natural Gas Development Authority
Enstar

Other comments were also received, with suggestions for modifications. The most significant point that was raised by the comments in opposition was the fact that the types of transmission facilities that were intended to be covered by the ordinance, were already under the authority of the Regulatory Commission of Alaska, and the ordinance went beyond the scope of the borough's regulatory authority.

After further review and recommendation by the borough attorney, an amended draft document was prepared. The intent of the amended ordinance is to ensure that the opportunity for input with respect to the extension of major utility transmission systems is afforded to the public.

The key components of the ordinance are:

- Development of a public participation plan by the utility
- Review and acknowledgement of the public participation plan by the planning director
- Submittal of decisional document to the planning director by the utility

The public review draft of the ordinance was distributed on March 16, 2007, with a comment deadline of April 13, 2007. Comments were received and reviewed, and staff made suggestions for several amendments and presented the document to the Planning Commission. The commission held a public hearing on May 7, 2007, made several other minor amendments, and adopted resolution 07-26 recommending assembly approval of the ordinance. Staff supports the changes made by the commission. Written comments received are summarized below:

COMMENTOR	SUMMARY OF COMMENTS	SUMMARY OF STAFF RESPONSE
MEA	Change "right-of-way" to "public way" which is defined in MSB 11.20, and remove reference to privately owned land in Type I	Changes made - see 17.02.030

City of Palmer	Suggests ordinance should exempt utility extensions by municipal utilities within service areas granted by Regulatory Commission of Alaska (which are outside of their municipal boundaries).	This suggestion has been addressed in the existing ordinance. 17.02.040(A)(1) minimum requirements, allows for following their own public process, as long as it meets established state or federal guidelines. The only thing the city will need to do in addition to what they already do is provide prior notice of the project to the director, and upon completion of public participation, a decisional document (17.02.040(C)). No change necessary.
City of Wasilla	Similar comments to City of Palmer	Same comments as listed for City of Palmer, above.
Friends of Mat-Su	Wants wider notification including all affected community councils SPUDS, wants the public hearing to be held by the planning commission, wants copies of public comments to be included with decisional document, wants impact analysis of noise & lighting, wants the borough to require that the utility should consider existing roads, or corridors etc. for location of the route or facility.	The commission made amendments to include community councils in notification process, to require that copies of written comments be submitted to the director with the decisional document, and to require notification be posted on the utility's and the borough's websites.
MSB Community Development	Suggest adding language to make sure that state, federal or utility board adopted guidelines for public process must at least meet our minimums.	Changes made, added subsection (d) to 17.20.040(A)(1)
MSB Port	Suggests ordinance should not apply to Port District.	Regulations that apply to other public municipalities and utilities should also be complied with by borough agencies. No changes made.
Other MSB departments	Mostly typographical in nature	Made corrections

RECOMMENDATION OF ADMINISTRATION:

Staff recommends assembly approval of Ordinance 07-____, adopting MSB 17.02 Essential Service Utilities.

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 07-26

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING THAT THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT MSB
17.02 ESSENTIAL SERVICE UTILITIES.

WHEREAS, the Matanuska-Susitna Borough is the fastest growing region in the state of Alaska; and

WHEREAS, due to increased development in the borough, the need for essential service utilities is also increasing; and

WHEREAS, the Matanuska-Susitna Borough supports providing for the installation of essential services such as telephone, pipelines, electric transmission lines and substations in such a manner that negative impacts to the health, safety and welfare of borough residents and properties are minimized.

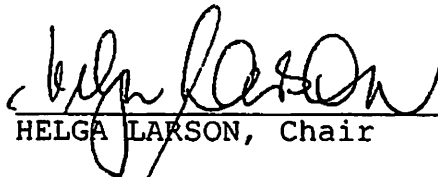
WHEREAS, the borough intends to ensure that the opportunity for public input into extension of major utility transmission facilities is provided for; and

WHEREAS, MSB 17.02 Essential Service Utilities is intended to provide the opportunity for public input when major utility transmission facilities are planned; and

WHEREAS, essential services planning efforts which include a public participation component will ensure that borough residents will have an opportunity for input and help maximize the benefit of the utility extension to all residents of the borough.

NOW THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Planning Commission recommends the borough assembly adopt MSB 17.02 Essential Service Utilities.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7 day of May 2007.



HELGA LARSON, Chair

ATTEST:



PRISCILLA M. GOFF, Planning Clerk
(SEAL)

IM 07-136
CP07-076



**Matanuska Electric
Association, Inc.**

P.O. Box 2929
Palmer, Alaska 99645-2929
Telephone: (907) 745-3231
Fax: (907) 761-9368

MSB Planning Division

APR 13 2007

RECEIVED

April 13, 2007

Mr. Murph O'Brien
Director of Planning and Land Use
Department of Planning and Land Use
Matanuska-Susitna Borough
350 East Dahlia
Palmer, AK 99645

Re: Draft Ordinance 17.02 ("Essential Service Utilities") dated March 6, 2007

Dear Mr. O'Brien:

This letter provides Matanuska Electric Association's comments on the March 6, 2007 public review draft of the proposed Mat-Su Borough Ordinance 17.02, regarding essential service utilities. First of all, MEA wants to thank Borough Staff for working with us on curing a number of the problems related to earlier drafts of this proposed ordinance. However, upon reviewing the current draft, there is an ambiguity that MEA believes must be clarified.

Specifically, MEA is concerned about proposed MSB 17.02.030, which currently states:

All proposed Type I essential service utilities, when installed or extended in any public right-of-way, borough owned land, or privately owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030. . . .

MSB 11.30.030 is the existing Borough ordinance requiring utilities to obtain a borough utility permit prior to placing utility infrastructure in a "public way." The term "public way" is defined in MSB 11.30.010 as being:

Any public right-of-way, street, road, alley, section line easement (that is not maintained by the state of Alaska or within the incorporated limits of any city that exercises road powers), public easement, public use easements, drainage easements, public utility easement (**not to include private utility easements or easements dedicated to a certain utility**), public traveled way, prescriptive right-of-way, and includes those areas used for road maintenance and snow storage or any other public right-of-way over which the borough exercises its jurisdiction. (emphasis added)

Im07-136
OK 07-076

Mr. Murph O'Brien
Mat-Su Borough
April 13, 2007
Page 2

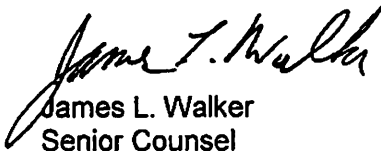
MEA primarily utilizes the exception in MSB 11.30.010 and .030 to connect individual meters to our distribution system. In 2002, MEA connected 2,141 new services to our distribution system. In 2003, this number was 2,306. In 2004, this number was 2,514. In 2005, this number was 2,876, and in 2006, it was 2,286. It would clearly be unreasonable to burden MEA with filing over 2,000 additional Type I permit applications per year, and it is equally unreasonable to anticipate that the Borough could timely process this number of permit applications.

Therefore, MEA suggests that proposed MSB 17.02.030 be clarified to state as follows:

All proposed Type I essential service utilities, when installed or extended in any public right-of-way, borough owned land, or privately owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030, unless the Type I essential service utility is installed in private utility easements or easements dedicated to a certain utility.

This modification would unambiguously preserve the MSB 11.30.010 and .030 exception, which MEA understood to be agreeable to the Borough. If you have any questions, please call me at 761-9275.

Sincerely,


James L. Walker
Senior Counsel

cc: Nicholas Spiropoulos, Esq., Borough Attorney

IM 07-130
01307-076



"Alaska at its Best!"

CITY OF PALMER

231 West Evergreen Avenue
Palmer, Alaska 99645
Phone (907) 745-3271 • Fax (907) 745-0930
www.cityofpalmer.org

MSB Planning Division

April 12, 2007

Eileen Probasco, Planner II
Planning and Land Use Department
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

APR 16 2007

RECEIVED

Dear Ms. Probasco:

This letter contains the City of Palmer's comments on the Borough's draft Essential Service Utilities ordinance.

Palmer operates public water and wastewater utilities in service areas granted by the Regulatory Commission of Alaska that extend beyond the Palmer city limits. The attached map shows these service area boundaries and the present Palmer city limits.

Section 17.02.020 will exempt utility extension projects inside the Palmer city limits from the ordinance requirements, but the requirements will apply to Palmer utility extensions outside the city limits. Palmer's obligations to provide water and wastewater utility service in Palmer's utility service areas exist regardless of its municipal boundary. The applicability of Borough utility regulation proposed by the ordinance should be based on utility service area boundaries, not municipal boundaries.

Borough regulations requiring public participation in the utility extension planning process is not necessary in Palmer's case. Palmer municipal code section 13.08.070 A. requires Palmer city council approval of any utility extension outside the city limits. This procedure provides an adequate public process for review of Palmer water or wastewater utility extension projects.

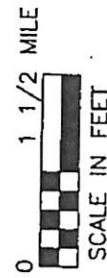
For these reasons, Palmer believes the Borough's Essential Service Utilities ordinance should exempt utility extensions by municipal utilities within service areas granted by the Regulatory Commission of Alaska, and asks that the ordinance be amended to make that change.

Thank you for the opportunity to comment on the proposed ordinance. If you have any questions, please contact me at 761-1304.

Sincerely,

Thomas Healy
City Manager

IM67-136
067-076



PALMER, ALASKA

DATE: 06/25/04	DRAWN BY: RWB	SHEET: FIGURE 1.0
SCALE: 1" = 1 1/2 MILES	CHECKED BY: SLH	JOB NO.: 04-016



HATTENBURG DILLEY & LINNELL
Engineering Consultants

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- EARTH SCIENCE
- PROJECT MANAGEMENT
- PLANNING

(907) 277-2120
www.hidalaska.com

IM 07-130
OR 07-076

Message

Eileen Probasco

From: Pam Graham
Sent: Thursday, March 29, 2007 8:31 AM
To: Eileen Probasco
Subject: FW: City of Wasilla Comments on Draft MSB 17.02

I think this is for the Essential Services Ord.
Is that yours?

-----Original Message-----

From: Archie Giddings [mailto:agiddings@ci.wasilla.ak.us]
Sent: Thursday, March 29, 2007 8:29 AM
To: Planning
Cc: Sandra Garley; Mayor Keller
Subject: City of Wasilla Comments on Draft MSB 17.02

17.02.020 APLICABILITY; states that this chapter applies to municipal utilities that extend beyond city boundaries.

The City believes that the Type II provisions of this chapter should not apply to municipal utilities that extend beyond city boundaries where state and federally funded projects require a NEPA finding with public involvement. The City is concerned with having two public involvement programs for any one project.

It appears that 17.02.040.A.1.a, may have been intended to cover this issue. Will the municipality be expected to submit to the MSB a public involvement plan for review and approval when extending utilities beyond their boundary and a NEPA finding is required by the funding agency? The municipalities should be exempt from the Borough's review and approval of the public involvement process under these conditions.

Thank you for considering these comments.

Archie Giddings, P.E.
Public Works Director
City of Wasilla
290 E. Herning Ave
Wasilla, AK 99654
907-373-9018

Im 67-130
0307-076

3/29/2007

Friends of Mat-Su
P O Box 116
Palmer, AK 99645

April 12, 2007
Matanuska-Susitna Borough
Department of Planning and Land Use

RE: Essential Service Utilities Ordinance Serial No. 07-

Friends of Mat Su (FoMS) strongly supports the MSB Essential Service Ordinance with the following amendments to the current draft:

Section (A) 1 a. *MSB will provide information to the utility to notify affected community councils, communities with SPUDS, etc... (How will SPUDS affect this process?)*

We feel that **Section (A) 2** (Public Meeting and Public Hearing) should be moved to **Section 1** Under this section (b) the *Planning Commission* should hold a minimum of one formal public hearing in the process to allow for an unbiased and fair formal public testimony. The public hearing will be held in an area central to the area impacted by the proposed action or in the assembly chambers. Additional public hearings should be held in accordance with state and federal laws as well as the utility's bylaws.

Section (A) 2 c. ii. *Public postings should also be included on the utility's website and the MSB website.*

Section (C) Upon completion of the public participation plan's elements, the applicant shall create and submit to the director a decisional document that describes how the public participation plan was implemented, *copies of all public comments and public testimony.*

Further recommendations:

1. An impact analysis of the audible noise and lighting that will be generated by the proposed utility.
2. The location of the route or facility should consider using corridors presently used for public roads, railroads, existing utilities, or on corridors which were previously used for such purposes and which are being retained for future public or utility purposes.

Sincerely,
Mimi Peabody

Mimi Peabody
Projects Coordinator
Foms2@pobox.mtaonline.net
746-0128

MSB Planning Division

APR 12 2007

RECEIVED

Im87-130
0307-076

Message

Eileen Probasco

From: Marc VanDongen
Sent: Thursday, March 22, 2007 1:51 PM
To: Eileen Probasco
Cc: Sev Jones
Subject: RE: Draft Ordinance MSB 17.02---Essential Service Utilities

Eileen,

One other area this ordinance should not apply to is the Port. We will have a continuing requirement to extend utilities throughout the Port District every time we add a company to a lease. We have a SPUD and Port Master Plan which governs what happens in the Port District. The public should not even be concerned with what we are doing as far as utility extensions within the Port District, so the Port should be exempted from the ordinance.

Thanks, Marc

Marc Van Dongen
Port Director, Port MacKenzie
(907) 746-7414
www.portmackenzie.com

"Proud to Serve the Mat-Su Borough"

-----Original Message-----

From: Eileen Probasco
Sent: Thursday, March 22, 2007 1:25 PM
To: Marc VanDongen
Cc: Sev Jones
Subject: RE: Draft Ordinance MSB 17.02---Essential Service Utilities

Thank you Mark.
I'll forward your comments to Sev.
Eileen

-----Original Message-----

From: Marc VanDongen
Sent: Thursday, March 22, 2007 1:13 PM
To: Eileen Probasco
Cc: Keith Rountree; Bill Klebesadel; Murph O'Brien
Subject: Draft Ordinance MSB 17.02---Essential Service Utilities

Eileen,

IM 07-130
0307-076

4/5/2007

message

I just reviewed the Draft ordinance MSB 17.02 pertaining to Essential Service Utilities, and have the following comments:

I can understand having this ordinance for Borough and private lands that are not along established roads and utility corridors. However, this ordinance should not apply where there are established roads with utility easements. You're looking at a cost of \$10,000 - \$15,000 (maybe more) to comply with the public notice, public hearing, advertising, and decision document processing every time a utility needs to be extended. You're also looking at a 4 - 6 month delay to comply with the ordinance. The ordinance should focus on non-standard utility extensions.

Marc

Marc Van Dongen
Port Director, Port MacKenzie
(907) 746-7414
www.portmackenzie.com

"Proud to Serve the Mat-Su Borough"

Im 67-130
OP 07-676

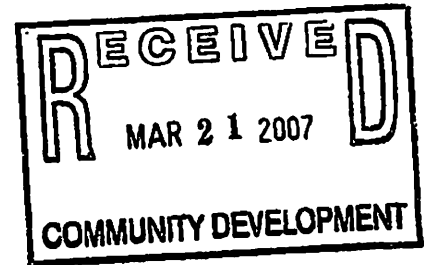
4/5/2007



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Planning Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9833 • Fax (907) 745-9876
Email: planning@matsugov.us

MEMORANDUM



DATE: March 19, 2007

TO: Distribution

FROM: Eileen Probasco, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: An ordinance adopting MSB 17.02 - Essential Service Utilities

LOCATION: Borough Wide

RESPONSE DUE DATE: April 13, 2007

*A few suggestions, IF
we can legally do them*

The Essential Services draft ordinance is available for public review. A copy of the draft ordinance is attached. Additional copies are available at the Matanuska-Susitna Borough planning division office on the second floor of the borough building, or by going to the following link: <http://www.matsugov.us/Planning/publicreviewdocs.cfm>. Comments should be submitted by 5 p.m., April 13, 2007.

The Planning Commission will hold a public hearing on this draft ordinance on May 7, 2007. If we receive no comments from you we will assume you have no objections to this draft ordinance.

Distribution:

☒ Borough Manager (info only)

☐ Collections

☐ Assessment

☒ Planning Division

☒ Environmental Planning

☒ Platting Division

☒ Code Compliance

☒ Cultural Resources

☒ Transportation Planning

☒ Community Development Director

☒ Engineering Division Manager

☒ Port Director

☐ Emergency Services Director

☐ Assemblymembers

☒ Community Council — All

☐ Agency Distribution (see attached)

IN 07-136
CP 07-076

services, while ensuring that all feasible mitigation measures are taken to protect the scenic qualities of the Matanuska Susitna Borough. Essential services should be installed in cognizance of existing and projected demands for such services.

17.02.020 APLICABILITY

This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer and Wasilla. This chapter applies to municipal utilities that extend beyond city boundaries into unincorporated borough lands.

17.02.030 TYPE I ESSENTIAL SERVICE UTILITY

All proposed Type I essential service utilities, when installed or extended in any public right-of-way, borough owned land, or privately owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030.

17.02.040 TYPE II ESSENTIAL SERVICE UTILITY

All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer and Wasilla.

IM07-130
0807-076

(A) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process.

1. Minimum Requirements

a. The utility's public involvement must comply with established state or federal guidelines governing their utility for adequate public notice, public process, public meetings or public hearings.

b. If no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines for public notification and involvement.

c. If there are no established state or federal guidelines or utility board adopted guidelines, the public involvement program will consist of the following minimum requirements:

2. Public Meeting and Public Hearing

a. A minimum of one public meeting will be held by the utility and shall be held central to the area impacted by propose action.

IM07-130
0207-076

This is a
big gap
in requirements
I know its
bush testimony
but we need to
get the federal state
or board guidelines
met or
exceed.

b. A minimum of one formal public hearing will be held by the Utility later in the process to allow for formal public testimony. The public hearing will be held in an area central to the area impacted by proposed action.

c. Notice of the public meeting and public hearing to occur a minimum of 15 days in advance of the public meeting or public hearing. The public notice will include:

- Either/or throughout document*
- i. Three (3) notices in a newspaper of general circulation within the borough;
 - ii. Public postings in local areas at libraries, public buildings, schools, stores, laundromats, lodges, etc.;
 - iii. Public service announcements on local radio stations starting 15 days before the public meeting; and
 - iv. Mailings as appropriate.

(B) Implementation of the public participation plan shall commence within 120 days from the issuance date of written acknowledgement.

(C) Upon completion of the public participation plan's elements, the applicant shall create and submit to the director a decisional document that describes

how the public participation plan was implemented, the nature of public comment, the chosen course of action, timeline for construction, and the public's appeal process.

17.02.050 DEFINITIONS

*And what
do we
do with
it?*

"Type I Essential Service Utility" means any above or below ground structures or facilities used for utility distribution including:

▪ Electricity Distribution: medium voltage (less than 50KV) power lines, low voltage electrical substations and pole mounted transformers; and low voltage (less than 1000V) distribution wiring to provide service to individual customers.

▪ Service Pipeline: A distribution line that transport gas, oil, water, or sewage from a common source of supply to the meter set assembly or distribution end-point to provide service to individual customers.

"Type II Essential Service Utility" means any above ground or below ground structures or facilities used for utility transmission including:

▪ Electricity Transmission: high voltage (50KV or higher) power lines, high voltage electrical



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Planning Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9833 • Fax (907) 745-9876
Email: planning@matsugov.us

RECEIVED
MAR 20 2007
PLATTING DIV.

R

MEMORANDUM

DATE: March 19, 2007
TO: Distribution
FROM: Eileen Probasco, Planner II *SEP*
SUBJECT: REQUEST FOR REVIEW AND COMMENTS
PROJECT: An ordinance adopting MSB 17.02 - Essential Service Utilities
LOCATION: Borough Wide
RESPONSE DUE DATE: April 13, 2007

MSB Planning Division
MAR 18 2007
RECEIVED

The Essential Services draft ordinance is available for public review. A copy of the draft ordinance is attached. Additional copies are available at the Matanuska-Susitna Borough planning division office on the second floor of the borough building, or by going to the following link: <http://www.matsugov.us/Planning/publicreviewdocs.cfm>. Comments should be submitted by 5 p.m., April 13, 2007.

The Planning Commission will hold a public hearing on this draft ordinance on May 7, 2007. If we receive no comments from you we will assume you have no objections to this draft ordinance.

Distribution:

☒ Borough Manager (info only)

☐ Collections

☐ Assessment

☒ Planning Division

☒ Environmental Planning

☒ Platting Division

☒ Code Compliance

☒ Cultural Resources

☒ Transportation Planning

☒ Community Development Director

☒ Engineering Division Manager

☒ Port Director

☐ Emergency Services Director

☐ Assemblymembers

☒ Community Council — All

☐ Agency Distribution (see attached)

no comment

*Im07-130
0A07-076*



MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Planning Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9833 • Fax (907) 745-9876
Email: planning@matsugov.us

MEMORANDUM

DATE: March 19, 2007

TO: Distribution

FROM: Eileen Probasco, Planner II

SUBJECT: REQUEST FOR REVIEW AND COMMENTS

PROJECT: An ordinance adopting MSB 17.02 - Essential Service Utilities

LOCATION: Borough Wide

RESPONSE DUE DATE: April 13, 2007

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The Planning Commission will hold a public hearing on this draft ordinance on ~~May 7, 2007~~. If we receive no comments from you we will assume you have no objections to this draft ordinance.

Distribution:

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☒ Engineering Division Manager

☒ Port Director

☐ Emergency Services Director

☐ Assemblymembers

☒ Community Council — All

☐ Agency Distribution (see attached)

MSB Planning Division
MAR 18 2007
RECEIVED

minor typographical correction
IM07-130
0307-076

Cultural Resources

(A) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process.

1. Minimum Requirements

a. The utility's public involvement must comply with established state or federal guidelines governing their utility for adequate public notice, public process, public meetings or public hearings.

b. If no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines for public notification and involvement.

c. If there are no established state or federal guidelines or utility board adopted guidelines, the public involvement program will consist of the following minimum requirements:

2. Public Meeting and Public Hearing

a. A minimum of one public meeting will be held by the utility and shall be held central to the area impacted by proposed action.

*IN 17-130
0307-076*

CODE ORDINANCE

Introduced: 06/05/07
Public Hearing: 06/19/07
Adopted: 06/19/07

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 07-076**

**AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING
MSB 17.05, ESSENTIAL SERVICE UTILITIES.**

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the borough code.

Section 2. Adoption of chapter. MSB 17.05 is hereby adopted to read as follows:

SECTION

17.05.010	Purpose
17.05.020	Applicability
17.05.030	Type I Essential Service Utility
17.05.040	Type II Essential Service Utility
17.05.050	Definitions

17.05.010 PURPOSE

(A) The purpose of this chapter is to provide for public participation in the decision affecting the installation of essential service utilities in such a manner that they enhance the health, safety and general welfare of borough residents and properties while minimizing negative impacts. This chapter

recognizes the importance and benefits of essential services, while ensuring that all feasible mitigation measures are taken to protect the scenic qualities of the Matanuska Susitna Borough. Essential services should be installed in cognizance of existing and projected demands for such services.

17.05.020 APPLICABILITY

(A) This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer, and Wasilla. This chapter applies to municipal utilities that extend beyond city boundaries into unincorporated borough lands.

17.05.030 TYPE I ESSENTIAL SERVICE UTILITY

(A) All proposed Type I essential service utilities, when installed or extended in any public way or borough-owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030.

17.05.040 TYPE II ESSENTIAL SERVICE UTILITY

(A) All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer, and Wasilla.

(B) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process. The public involvement program, at a minimum, must contain the following:

(1) Minimum Requirements:

(a) the utility's public involvement program must comply with established state and federal guidelines governing the utility including adequate public notice, public process, public meetings, or public hearings;

(b) if no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines for public notification and involvement;

(c) if there are no established state, federal or utility board adopted guidelines, the public involvement program will consist of the minimum requirements outlined in MSB 17.05.030(B)(2), Public Involvement; and

(d) if a state, federal or utility board adopted public involvement program is used, they

must at least meet or exceed the minimum guidelines in MSB 17.05.030(B)(2), Public Involvement.

(2) Public Involvement:

(a) a minimum of one public meeting will be held by the utility and shall be held in an area central to the area impacted by proposed action;

(b) a minimum of one formal public hearing will be held by the utility later in the process to allow for formal public testimony. The public hearing will be held in an area central to the area impacted by proposed action; and

(c) notice of the public meeting and public hearing to occur a minimum of 15 days in advance of the public meeting or public hearing. The public notice will include:

(i) three notices in a newspaper of general circulation within the borough;

(ii) public postings in local areas such as libraries, public buildings, schools, stores, laundromats, lodges, on the utility's website, and on the Matanuska-Susitna Borough's website, etc.;

(iii) public service announcements on local radio stations starting 15 days before the public meeting; and

(iv) Mailings, as appropriate, including notification of all affected community councils.

(C) Implementation of the public involvement program shall commence within 120 days from the issuance date of written acknowledgement.

(D) Upon completion of the public involvement program elements, the applicant shall create and submit to the director a decisional document that describes how the public involvement program was implemented, the nature of public comment, the chosen course of action, timeline for construction, and the public's appeal process. Copies of all written public comments and an audio record, if available, shall be included in the decisional document.

17.05.050 DEFINITIONS

- "Type I Essential Service Utility" means any above or below ground structures or facilities used for utility distribution including:

- (a) "Electricity distribution" means medium voltage (less than 50KV) power lines, low voltage electrical substations and pole mounted transformers; and low voltage (less than 1000V) distribution wiring to provide service to individual customers; and

(b) "Service pipeline" means a distribution line that transports gas, oil, water, or sewage from a common source of supply to the meter set assembly or distribution end-point to provide service to individual customers.

- "Type II Essential Service Utility" means any above ground or below ground structures or facilities used for utility transmission including:

(a) "Electricity transmission" means high voltage (50KV or higher) power lines, high voltage electrical substations and pole-mounted transformers, and high-voltage distribution or transmission wiring; and

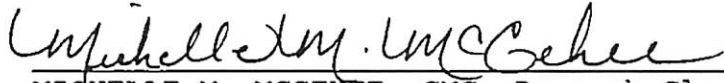
(b) "Transmission pipeline" means Pipelines installed for the purpose of transmitting gas, oil, water, or sewage from a source or sources of supply to one or more distribution centers, to one or more large volume customers, or a pipeline installed to interconnect sources of supply. In typical cases, transmission lines differ from distribution lines in that they operate at higher pressures, are longer, and the distance between connections is greater.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 19 day of June, 2007.


LYNNE WOODS, Deputy Borough Mayor

ATTEST:


MICHELLE M. MCGEHEE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Woods, Church, Kvalheim, Bettine, Wells, and Kluberton

CHAPTER 17.05: ESSENTIAL SERVICE UTILITIES

Section

17.05.010 Purpose

17.05.020 Applicability

17.05.030 Type I essential service utility

17.05.040 Type II essential service utility

17.05.050 Definitions

17.05.010 PURPOSE.

(A) The purpose of this chapter is to provide for public participation in the decision affecting the installation of essential service utilities in such a manner that they enhance the health, safety and general welfare of borough residents and properties while minimizing negative impacts. This chapter recognizes the importance and benefits of essential services, while ensuring that all feasible mitigation measures are taken to protect the scenic qualities of the Matanuska Susitna Borough. Essential services should be installed in cognizance of existing and projected demands for such services.

(Ord. 07-076, § 2 (part), 2007)

17.05.020 APPLICABILITY.

(A) This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer, and Wasilla. This chapter applies to municipal utilities that extend beyond city boundaries into unincorporated borough lands.

(Ord. 07-076, § 2 (part), 2007)

17.05.030 TYPE I ESSENTIAL SERVICE UTILITY.

(A) All proposed Type I essential service utilities, when installed or extended in any public way or borough-owned land, shall require a permit issued by the borough in accordance with MSB 11.30.030.

(Ord. 07-076, § 2 (part), 2007)

17.05.040 TYPE II ESSENTIAL SERVICE UTILITY.

(A) All proposed Type II essential service utilities shall require a public involvement program in accordance with a public participation plan as submitted by the utility in all areas of the borough excluding the cities of Houston, Palmer, and Wasilla.

(B) Within 20 calendar days of receipt of the proposed public participation plan, the director shall provide the applicant with written acknowledgement of receipt of the plan, along with any recommendations concerning the proposed process. The public involvement program, at a minimum, must contain the following:

(1) *Minimum requirements.*

- (a) the utility's public involvement program must comply with established state and federal guidelines governing the utility including adequate public notice, public process, public meetings, or public hearings;
- (b) if no established state or federal guidelines apply to the proposed action, the utility shall follow its own utility board adopted guidelines for public notification and involvement;
- (c) if there are no established state, federal or utility board adopted guidelines, the public involvement program will consist of the minimum requirements outlined in subsection (B)(2) of this section, Public Involvement; and
- (d) if a state, federal or utility board adopted public involvement program is used, they must at least meet or exceed the minimum guidelines in subsection (B)(2) of this section, Public Involvement.

(2) *Public involvement.*

- (a) a minimum of one public meeting will be held by the utility and shall be held in an area central to the area impacted by proposed action;
- (b) a minimum of one formal public hearing will be held by the utility later in the process to allow for formal public testimony. The public hearing will be held in an area central to the area impacted by proposed action; and
- (c) notice of the public meeting and public hearing to occur a minimum of 15 days in advance of the public meeting or public hearing. The public notice will include:
 - (i) three notices in a newspaper of general circulation within the borough;
 - (ii) public postings in local areas such as libraries, public buildings, schools, stores, laundromats, lodges, on the utility's website, and on the Matanuska-Susitna Borough's website, etc.;
 - (iii) public service announcements on local radio stations starting 15 days before the public meeting; and

(iv) mailings, as appropriate, including notification of all affected community councils.

(C) Implementation of the public involvement program shall commence within 120 days from the issuance date of written acknowledgement.

(D) Upon completion of the public involvement program elements, the applicant shall create and submit to the director a decisional document that describes how the public involvement program was implemented, the nature of public comment, the chosen course of action, timeline for construction, and the public's appeal process. Copies of all written public comments and an audio record, if available, shall be included in the decisional document.

(Ord. 07-076, § 2 (part), 2007)

17.05.050 DEFINITIONS.

- "Type I essential service utility" means any above or below ground structures or facilities used for utility distribution including:

(1) "Electricity distribution" means medium voltage (less than 50KV) power lines, low voltage electrical substations and pole-mounted transformers; and low voltage (less than 1,000V) distribution wiring to provide service to individual customers; and

(2) "Service pipeline" means a distribution line that transports gas, oil, water, or sewage from a common source of supply to the meter set assembly or distribution endpoint to provide service to individual customers.

- "Type II essential service utility" means any aboveground or below ground structures or facilities used for utility transmission including:

(1) "Electricity transmission" means high-voltage (50KV or higher) power lines, high-voltage electrical substations and pole-mounted transformers, and high-voltage distribution or transmission wiring; and

(2) "Transmission pipeline" means pipelines installed for the purpose of transmitting gas, oil, water, or sewage from a source or sources of supply to one or more distribution centers, to one or more large volume customers, or a pipeline installed to interconnect sources of supply. In typical cases, transmission lines differ from distribution lines in that they operate at higher pressures, are longer, and the distance between connections is greater.

(Ord. 07-076, § 2 (part), 2007)

CHAPTER 17.23: PORT MACKENZIE SPECIAL USE DISTRICT

Section

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[17.23.020 Establishment of district boundaries](#)

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[17.23.140 Terminal moraine district \(TMD\) \[Repealed\]](#)

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[17.23.230 Violations, enforcement, and penalties](#)

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17.23.010 INTENT AND PURPOSE.

(A) The intent of this chapter is to:

- (1) protect the public health, safety, and general welfare;
- (2) provide for orderly development;
- (3) stimulate systematic development of transportation, public facilities, and other infrastructure;
- (4) implement the recommendations of the Point MacKenzie port master plan; and
- (5) regulate nuisances.

(B) The purpose of this chapter is to:

- (1) provide for orderly development of a port and related industrial district;
- (2) provide for a sufficient water area to allow vessel movement, maneuvering, docking, servicing, and product handling;
- (3) provide for sufficient land area to accommodate factories, industrial uses, processing plants, service facilities, and circulation routes needed for port development;
- (4) maximize employment opportunities;

(5) obtain maximum convenience, safety, economy, and identity in relation to adjacent sites; and

(6) to provide reasonable flexibility for expansion and change in use.

(C) Use of land within this special land use district shall be in accordance with this chapter.

(D) The requirements of this chapter may not address all approvals, permits, and authorizations required for a use or development. It shall be the responsibility of the applicant to identify and comply with all necessary laws, regulations, policies, and procedures of the borough, state, and federal government, any applicable plat notes, and other private covenants or restrictions.

(Ord. 00-154, § 2 (part), 2000)

17.23.020 ESTABLISHMENT OF DISTRICT BOUNDARIES.

This chapter is to establish consistency between the approved boundaries and definitions for the Port MacKenzie special use district, the Point MacKenzie port master plan, and the area meriting special attention (AMSA), for the application of the Port MacKenzie special use district authorities.

(Ord. 00-154, § 2 (part), 2000)

17.23.030 AMENDMENTS.

The regulations, restrictions, and boundaries set forth in this chapter may from time to time be amended, supplemented, changed, or repealed pursuant to the requirements of MSB 15.24. Any amendments shall be consistent with the Point MacKenzie port master plan, the Matanuska-Susitna coastal management plan, including the area meriting special attention (AMSA), and other applicable borough, state, and federal land use plans and subsequent amendments.

(Ord. 00-154, § 2 (part), 2000)

17.23.040 CONFORMANCE REQUIRED.

(A) No building, structure, land, or water area located within the Port MacKenzie special use district, hereinafter referred to as "the district," shall be used or occupied, and no building, structure, or part thereof shall hereafter be erected except in conformity with the regulations specified in this chapter.

(B) Except where otherwise specified, the requirements of this chapter are cumulative to the other requirements of borough code.

(C) Where conflicting codes occur, the provisions of this chapter shall apply.

(Ord. 11-133, § 3, 2011; Ord. 00-154, § 2 (part), 2000)

17.23.050 FEES.

Fees required under this chapter will be established in accordance with MSB 17.99.

(Ord. 00-154, § 2 (part), 2000)

17.23.060 ALLOWED PRINCIPAL AND ACCESSORY USES, PROHIBITED USES.

(A) All uses authorized under borough code are allowed within the district unless specifically prohibited by this chapter. Accessory uses that are normal and customary to authorized uses are allowed on the same lot as the principal use.

(1) Worker construction camps are allowed for the term of a project.

(B) The following uses are prohibited within the district:

(1) adult businesses;

(2) alcoholic beverage sales;

(3) correctional community residential centers;

(4) race tracks; and

(5) residential dwelling units.

(Ord. 11-133, § 4, 2011; Ord. 00-154, § 2 (part), 2000)

17.23.100 PORT DISTRICTS ESTABLISHED.

(A) The total boundaries of the area covered in this chapter will be identical to the port boundaries established by MSB 18.02.020, Boundaries. For purposes of this chapter, the special use district will be defined as port industrial district - one (PID-I), port industrial district - two (PID-II), waterfront dependent district (WDD), the port commercial district (PCD), and the port conversion district (CD).

(B) *[Repealed by Ord. 09-120, § 2, 2009].*

(C) The boundaries of these districts will remain unchanged, regardless of ownership, subdivision action, or changes to other service district, city, or community council boundaries, unless so changed by official ordinance within this section.

(Ord. 11-133, § 5, 2011; Ord. 09-120, § 2, 2009; Ord. 05-143, § 3, 2005; Ord. 00-154, § 2 (part), 2000)

17.23.105 PORT COMMERCIAL DISTRICT (PCD).

(A) The following areas located within the port district are designated port commercial district subject to the

provisions of this chapter:

All of Section 14, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting the N 1/2 of N 1/2 of Section 14, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; the S 1/2 of Section 15, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; that portion of the E 1/2 E 1/2 of Section 22, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA that lies north of and to the centerline of W Point Mackenzie

Road; that portion of the W 1/2 of Section 23, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA that lies north of and to the centerline of W Point Mackenzie Road.

(B) The PCD is designated for port-related commercial and light industrial land uses intended primarily to support water-dependent and water-related uses as allowed principal uses. Uses not related to marine/rail-related land uses in the district are discouraged. This district is intended to accommodate low to moderate intensity office and industrial parks, which are generally developed as commercial subdivisions. The location, type, scale and density/intensity of supporting and secondary uses shall be compatible with the Port Master Plan, and the overall character of the existing, as well as the proposed future development of the area.

(C) Allowed principal uses and structures are as follows:

- (1) professional and business offices;
- (2) light, medium, and heavy assembly and manufacturing;
- (3) warehousing, wholesaling, distribution, and similar uses, and light manufacturing, fabrication, and assembling of components;
- (4) packaging and processing;
- (5) non-retail manufacturing agent and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment);
- (6) storage/warehousing excluding bulk storage of liquids;
- (7) transportation terminals including freight terminals;
- (8) vocational, technical, business, trade or industrial schools, and similar uses;
- (9) transmission and relay towers;
- (10) natural resource extraction, processing, and refining; and

(11) essential services, including water, sewer, gas, telephone, radio, and electric.

(D) Accessory uses and structures are allowed, if those uses and structures are of a nature customarily incidental and clearly subordinate to an allowed or permitted principal use or structure and, unless otherwise provided, these uses and structures are located on the same lot (or a contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located.

(E) *Minimum lot area and width requirements.*

(1) Lots intended to be serviced by septic tanks shall have at least 10,000 square feet of building area and 10,000 square feet of contiguous useable septic area surrounded by a well exclusion area extending 150 feet from the perimeter of the septic area for wells intended to serve no more than 24 people, otherwise the well exclusion area extends 200 feet.

(F) There is no maximum lot coverage requirement.

(Ord. 13-043, § 4, 2013; Ord. 11-133, § 8, 2011)

17.23.110 PORT INDUSTRIAL DISTRICT - ONE (PID-I)

(A) The following areas located within the port district are designated port industrial district - one (PID-I) land use district subject to the provisions of this chapter:

That portion of Section 20 and Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA that lies northeasterly of a line from the NW corner of Section 20 to the SE corner of Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting that portion of Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA lying northeasterly above and to the centerline of W Point Mackenzie Road; all of Section 22, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting the E 1/2 E 1/2 lying northerly above and to the centerline of W Point Mackenzie Road; all of Section 23, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA except the W 1/2 lying northerly above and to the centerline of W Point Mackenzie Road; All of Section 24, excepting Lot 1 and NE 1/4 NW 1/4 NW 1/4 Section 24, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; all of Section 25, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; all of Section 26, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; all of Section 27, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA.

(B) The PID-I district is designated for port uses necessary to operate a commercial/industrial port. This

district is reserved and shall not be committed to non-port-related uses.

(C) Permitted uses in the PID-I district are those commercial and industrial uses which comprise or directly support port activity and which require close proximity and direct access to the docks, including but not limited to:

- (1) transportation corridors for rail, roads, conveyor, and pipeline transport systems;
- (2) light industrial uses;
- (3) heavy industrial uses;
- (4) commercial uses directly supporting the port work force such as restaurants and provision of goods and services that require location very near the docks to meet the daily needs of the port operations and work force;
- (5) industrial docks;
- (6) transportation facilities, roads, railways, mobile cranes, conveyors, and pipelines which are needed to load, unload, and service ships and barges;
- (7) short-term cargo storage, and marshaling areas required to efficiently conduct transshipment;
- (8) ship yards for service, repair, and construction of ships;
- (9) moorage, marinas, fueling, and other ship services;
- (10) offices supporting permitted uses which are directly necessary to conduct those permitted uses at the site;
- (11) natural resource extraction only as part of an approved plan to prepare sites for portrelated development;
- (12) public safety and government services, public lands, and institutions.

(D) Permits within the PID-I will be reviewed by the borough manager for approval or disapproval.

(Ord. 13-043, § 2, 2013; Ord. 11-133, § 7, 2011; Ord. 09-120, § 3, 2009; Ord. 00-154, § 2 (part), 2000)

17.23.120 PORT INDUSTRIAL DISTRICT - TWO (PID-II).

(A) The following areas located within the port district are designated port industrial district - two (PID-II) land use district subject to the provisions of this chapter:

All of Section 12, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting Lot 1 and Lot 2, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; all of Section 13, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting Lot 4, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA and excepting a leased parcel recorded in Book 161 at Page 435 in the Palmer Recording District; that portion of Section 20 and Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA that lies southwesterly of a line from the NW corner of Section 20 to the SE corner of Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; that portion of Section 21, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA that lies northerly and easterly above and to the centerline of W Point Mackenzie Road; all of Section 28, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; all of Section 29, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA excepting the S 1/2 SW 1/4 Section 29, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; N 1/2 NE 1/4 Section 33, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; N 1/2 NW 1/4 and NE 1/4 and N 1/2 SE 1/4 Section 34, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; W 1/2 NW 1/4 and W 1/2 NW 1/4 SW 1/4 Section 35, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA.

(B) The PID-II district is designated for uses that have port-related activities, support port-related activities, are necessary to operate a commercial or industrial facility, or serve a public need.

(C) Permitted uses in the PID-II district are those commercial and industrial uses which comprise or support port activities, or other government or public facilities including but not limited to:

- (1) transportation corridors for rail, roads, conveyor, and pipeline transport systems;
- (2) light industrial uses;
- (3) heavy industrial uses;
- (4) bulk material storage and bulk fuel storage;
- (5) commercial uses directly supporting the port work force such as restaurants and the provision of goods and services that require a location near the docks to meet the daily needs of port operations and work force;
- (6) transportation facilities, roads, railways, mobile cranes, conveyors, and pipelines which are needed to load, unload, and service ships and barges, cargo storage, fueling, and other services;
- (7) offices supporting permitted uses at the site;

- (8) natural resource extraction only as part of an approved plan to prepare sites for development;
- (9) correctional facilities such as jails, prisons, and community correctional facilities; and
- (10) public safety and government services, public lands, and institutions.

(D) Permits within the PID-II will be reviewed by the borough manager for approval or disapproval.

(Ord. 13-043, § 3, 2013; Ord. 11-133, § 8, 2011; Ord. 09-120, § 4, 2009; Ord. 00-154, § 2 (part), 2000)

17.23.130 WATERFRONT DEPENDENT DISTRICT (WDD).

(A) The following area within the district is designated waterfront dependent (WDD) land use district subject to the provisions of this chapter: land and water comprising the tidelands and submerged lands described in MSB 18.02.020(D).

(B) The WDD is designated for waterfront uses necessary to operate a commercial/industrial port. This district is reserved and shall not be committed to nonport uses.

(C) Permitted uses in the WDD are those commercial and industrial uses which comprise or directly support port activity and which require close proximity and direct access to the docks, including, but not limited to:

- (1) transportation corridors for rail, roads, docks, mobile cranes, conveyors, and pipelines which are needed to load, unload, and service ships and barges;
- (2) short-term cargo storage and staging areas required to efficiently conduct transshipment;
- (3) ship yards for service, repair, and construction of ships;
- (4) moorage and marinas;
- (5) fueling and other ship services;
- (6) offices supporting permitted uses which are directly necessary to conduct those permitted uses at the site;
- (7) natural resource extraction as part of an approved plan to prepare sites for port-related development;
- (8) public safety and government services; and
- (9) commercial uses directly supporting the port work force such as the provision of goods and services that require location very near the docks to meet the daily needs of the port operations and work force.

(D) Activities within the WDD will be reviewed by the borough manager for approval or disapproval.

(Ord. 13-043, § 5, 2013; Ord. 00-154, § 2 (part), 2000)

17.23.135 CONSERVATION DISTRICT (CD).

(A) The following areas located within the port district are designated port conservation district (CD) land use district subject to the provisions of this chapter:

All of Section 10 and Section 11, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; N1/2 N1/2, Section 14, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; N1/2, Section 15, TOWNSHIP 14 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA.

(B) The CD is designated to protect resources and functional values that have been identified by the borough as providing benefits to the public. This district is reserved and shall not be committed to non-port-related uses.

(C) Permitted uses in the CD are those that do not result in significant erosion or damage to habitat, or result in or increase ground or water pollution including:

- (1) maintenance, repair, and replacement of existing structures and infrastructure exterior improvements, roads, and public recreation trails;
- (2) corridors for roads and utility transmission systems;
- (3) year-round recreational nonmotorized trails and winter-only motorized trails;
- (4) minor vegetation management (trimming, pruning, or removal) for reasons of public safety or for the replacement of invasive species with indigenous species;
- (5) removing those noxious weeds or undesirable plant species identified in the current North American Weed Free Forage Certification Standards List and those weeds declared noxious in 11 AAC 34.020, Prohibited and Restricted Noxious Weeds.

(D) Prohibited uses in the CD include those that result in alteration of watercourses, dumping of trash, soil, dirt, fill, vegetative, or other debris, regrading, or construction.

(Ord. 13-043, § 6, 2013; Ord. 11-133, § 9, 2011)

17.23.140 Terminal moraine district (TMD). [Repealed by Ord. 05-143, § 4, 2005]

17.23.141 Port industrial district IMD (PID-IMD). [Repealed by Ord. 11-133, § 10, 2011]

17.23.145 Unzoned remainder. [Repealed by Ord. 11-133, § 11, 2011]

17.23.150 DEVELOPMENT PERMIT REQUIRED.

(A) All development and use of land authorized within the special use district shall require prior authorization by issuance of a port district use permit from the borough manager or designee. Other permits or authorization may be required for specific uses or development.

(1) Maintenance activities are exempt from the requirement to obtain a port development permit.

(B) Port development permits shall be issued to the lessee or the lessee's authorized agent as prescribed by this chapter. At a minimum, permits will be required for the following:

(1) structures greater than 400 square feet in gross area on the ground level or more than 30 feet in height above average grade; or

(2) structures using permanent foundations such as pilings or footings; or

(3) expansion of a structure by more than 400 square feet or 25 percent of the structure's original footprint, whichever is less; or

(4) temporary units, including location of a mobile home; or

(5) excavation or fill of more than 50 cubic yards of material; or

(6) communication towers or antennas over 30 feet in height; or

(7) on-site utilities, including but not limited to, water, sewer, storm drain, electric, communications, natural gas, and other wire and pipelines; or

(8) construction of any type within rights-of-way, easements, buffer strips, utility corridors, etc., shall be consistent with MSB 11.30.040(B), (C), and (E) as shown on either a recorded plat or on an approved borough master plan.

(C) Applicants may contact the borough manager to schedule a pre-application conference. It shall be the responsibility of the applicant to become familiar and comply with the regulations, policies, and procedures of the borough.

(D) Applications for a port development permit shall be submitted on forms provided by the borough with attached supplemental material as appropriate.

(1) The applicant shall include all information with the application sufficient to describe the proposal and demonstrate compliance of the proposal with applicable borough codes. Applications shall include appropriate site plans and necessary textual descriptions to depict and describe the location, setbacks, dimensions, height, bulk, area, floor plans, layout, appearance, materials, use, standards of construction,

operations, mitigation methods for negative impacts, schedules, and all other aspects of the proposal necessary to show the proposed construction needed to determine compliance with borough code.

(2) The application shall be accompanied by an application fee as required under MSB 17.99.

(E) Site plan and technical drawing requirements shall be signed and sealed by a professional land surveyor, civil engineer, or architect or landscape architect registered in Alaska as appropriate to the drawing.

(F) Proposals for development shall demonstrate that adequate street capacity will be provided and describe any traffic control measures proposed to mitigate negative traffic effects on public rights-of-way. Proposals must include:

(1) a statement describing anticipated vehicular traffic to and from the site including probable types/size of vehicles to be used by the business, and vehicle generation rate based on standard trip generation tables; and may require

(2) a traffic impact analysis (TIA) where applicant establishes that proposed development will generate more than 200 average daily traffic trips, or more than 100 truck trips per day.

(G) The manager or designee will notify surrounding property owners in accordance with MSB 17.03, Public Notification. Notice will also be given to the port commission. Any concerns raised will be considered in processing the application, as deemed appropriate by the manager or his designee, to protect the public health, safety, and general welfare. A complete port development permit application shall be acted upon within 45 calendar days of receipt by the department.

(Ord. 18-030, § 4, 2018; Ord. 11-146, §§ 2—6, 2011; Ord. 11-133, § 12, 2011; Ord. 00-154, § 2 (part), 2000)

17.23.160 PERMIT APPLICATION REVIEW.

Upon determination that a complete application has been received, the borough manager shall commence review of the project for conformance with all applicable codes and the port master plan. An application is deemed complete when all of the material listed in MSB [17.23.150\(D\)](#), (E), and (F) has been received by the borough manager.

(Ord. 00-154, § 2 (part), 2000)

17.23.165 PERMIT STANDARDS.

(A) Unless otherwise specified for cause, a permit shall terminate two years from the date of issuance if the subject development or use has not commenced. Unless otherwise specified for cause, a port development permit shall terminate 30 calendar days after written notice from the borough to the applicant of determination by the borough that substantial construction has not occurred on the permitted development for 24 consecutive months.

(B) Upon completion of construction authorized by a permit issued under this chapter, the permittee shall notify the borough manager in writing of completion. The borough may inspect the site to determine compliance with the requirements of the permit.

(C) Prior to construction of any structure subject to state fire codes, the permittee shall obtain a state of Alaska fire marshal approval and submit a copy of the approval to the borough manager.

(D) The borough manager may approve an application subject to any conditions that are necessary to implement the purposes of this title, or conform the application to this title or other applicable statutes or ordinances.

(Ord. 11-146, § 7, 2011; Ord. 00-154, § 2 (part), 2000)

17.23.170 SETBACKS.

(A) Minimum structural setback requirements are prescribed in MSB 17.55.

(B) Structures which are subject to minimum setbacks from lot lines shall also be separated from each other by a minimum of ten feet or as required by the national fire code, most recent edition adopted by Alaska.

(C) All non-water dependent driveways, vehicle parking areas, loading facilities, and vehicle or equipment storage areas shall be set back a minimum of 75 feet from any water body except:

- (1) within the PID-I and WDD districts; and
- (2) that such facilities shall be set back a minimum of 200 feet from the ordinary high water mark of Lake Lorraine.

(Ord. 11-133, § 13, 2011; Ord. 00-154, § 2 (part), 2000)

17.23.175 STANDARDS FOR JUNKYARDS/REFUSE AREAS.

(A) In considering port development permit applications for junkyards, the manager shall take the following into account:

- (1) the nature and development of surrounding properties;
- (2) the need to protect the local economy, adjacent land owners, and the motoring public from economically depressing and unsightly roadside locations;
- (3) the proximity of churches, schools, hospitals, public buildings, recreation areas, or other places of public gathering;

- (4) the sufficiency in number of other similar business establishments in the vicinity;
- (5) the adequacy of fences and other types of enclosures to prevent the unsightly display of a junkyard;
- (6) the health, safety, and general welfare of the public;
- (7) whether adequate protections are in place to prevent contamination of soil, surface water and groundwater; and
- (8) the suitability of the applicant to establish, maintain, or operate the proposed use under the requirements of this chapter.
 - (a) Suitability of the applicant shall be based upon the applicant's history of compliance with relevant local, state, and federal laws.
 - (b) Review for suitability shall be limited to no more than five years preceding the application.

(Ord. 18-030, § 3, 2018)

17.23.180 STREET INTERSECTION VISIBILITY.

- (A) Fences, walls, hedges, or other plantings or structures erected, planted, or placed within a triangular area formed by intersecting right-of-way lines at a corner shall be designed to provide the minimum corner sight distance as specified in the borough subdivision construction manual as adopted, or revised.
- (B) Precautions shall be taken so as not to obscure visibility of oncoming cars or passing pedestrians and vehicles backing out of driveways or parking lots onto public rights-of-way.

(Ord. 00-154, § 2 (part), 2000)

17.23.190 ROAD STANDARDS.

- (A) The purpose of the following provisions is to establish standards for the design of streets in the district that will promote the safety and convenience of vehicular traffic, minimize the cost of street construction, and minimize the long-term cost for maintenance and repair of streets thereby encouraging appropriate development of the lands within the district.
- (B) Each proposed street within the district shall be designed for its entire length to meet or exceed the minimum standard. These standards shall be applicable to the design and construction of all new commercial/industrial streets within this special land use district.
- (C) Engineering criteria are:
 - (1) The road surface of all streets shall be no less than 24 feet in width and designed to provide two

continuous moving lanes within which no parking is permitted;

(2) The road cross section shall provide two feet of structural gravel with additional design necessary based on the sub-grade materials;

(3) The top six inches of the road prism shall be gravel no larger than two inches and contain 5 percent to 15 percent fines;

(4) Roads 1,400 feet or more in length shall meet or exceed the design criteria for a roadway speed of 35 miles per hour; and

(5) Roads less than 1,400 feet in length shall meet or exceed the design criteria for a roadway speed of 25 miles per hour.

(Ord. 00-154, § 2 (part), 2000)

17.23.195 PARKING AND LOADING FACILITIES.

(A) *General provisions.* It is the responsibility of the applicant to provide sufficient off-street vehicle and equipment parking, loading, and storage facilities for the subject use. It is the responsibility of the permittee to determine the appropriate number of required spaces for proposed uses and ensure they are provided and maintained. In the event the provided number of parking spaces proves to be insufficient to serve the use, it is the responsibility of the permittee to immediately provide additional parking as required by this chapter sufficient to eliminate the need for parking or loading to occur on the street.

(Ord. 00-154, § 2 (part), 2000)

17.23.200 LANDSCAPING AND BUFFER SCREENING.

(A) Landscaping and buffers shall be consistent with the Point MacKenzie port master plan. Use of native species is encouraged. Existing vegetation may provide the required buffer screening. This section is intended to:

(1) reduce incompatibility of uses by requiring a screen or buffer to minimize the harmful impact of wind, erosion, flooding, noise, dust, odor, glare or artificial light intrusion, and other impacts created by nearby uses;

(2) Allow the surrounding lands to act as a natural drainage system and ameliorate storm water drainage problems, reduce the harmful effects to underground water reservoirs, permit the return of precipitation to the ground water strata; and

(3) enhance the appearance of industrial uses, parking lots, storage yards, and enhance property value in the area.

(B) Standards for landscaping and screening may be waived, modified, or increased by the borough manager upon finding the change is necessary or appropriate to implement the purpose and intent of this section. Generally, use of topographic features, fences, walls, architectural features, or different locations for screening will be required in lieu of the listed standards.

(C) The permittee, his agents and assigns, shall be responsible for the maintenance, repair, and replacement of all landscaping and screening required by the provisions of this section. All vegetation shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. Fences, walls, and other structures shall be maintained in good repair. (Ord. 00-154, § 2 (part), 2000)

17.23.210 SIGNS.

Off-premises signs of lessees are permitted within the port district in accordance with the permit issued by the borough manager. In no event shall an off-site sign exceed 32 square feet in area nor be more than 15 feet in height. A port district directory and map may be provided by the borough at the entrance to the district.

(Ord. 00-154, § 2 (part), 2000)

17.23.220 VARIANCES.

Applications and procedures for obtaining variances from standards of this chapter shall be as prescribed in MSB 17.65.

(Ord. 00-154, § 2 (part), 2000)

17.23.230 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

(A) Unless specified otherwise, any violation of this chapter is an infraction.

(B) *[Repealed by Ord. 17-103, § 9, 2017]*

(C) Enforcement of the provisions of this chapter and associated penalties shall be consistent with the terms and conditions of MSB 1.45.

(D) *[Repealed by Ord. 17-103, § 9, 2017]*

(Ord. 17-103, § 9, 2017; Ord. 00-154, § 2 (part), 2000)

17.23.240 SCHEDULE OF FINES.

Minimum fines for infractions of this chapter will be \$100 per violation, unless otherwise specified by code.

(Ord. 00-154, § 2 (part), 2000)

17.23.250 APPEALS.

Appeals from decisions of the manager or designee may be made under the provisions of MSB 15.39.030(A)(1).

Only an adjacent property owner or competing applicant who is directly affected by the decision may appeal.

(Ord. 18-030, § 5, 2018; Ord. 00-154, § 2 (part), 2000)

Future transportation improvements should also consider Volume to Capacity (V/C) ratio in conjunction with LOS grades to develop an appropriate and proficient surface transportation system. The V/C ratio is a measure of traffic demand on a facility (expressed as volume) compared to its traffic-carrying capacity. Traffic volumes of a particular roadway are generally expressed as average daily traffic (ADT) or vehicle per hour (VPH) for a specific street segment. Potential choke points due to future rail service, transportation of modular products via heavy trucks, and peak ferry traffic may indicate that a roadway facility is operating at or near capacity. Port traffic moving at an acceptable rate of speed will perform at suitable LOS grades. However, segments of the transportation system may indicate the facility is operating at or near capacity despite acceptable LOS grades. In-road traffic counting loops should be installed to provide long-term data for use in determining need for future improvements.

5. Facilities/Utilities

5.1 Introduction

This chapter addresses the existing and future facility and utility needs for development of Port MacKenzie. Utilities, as a group, include emergency/fire suppression, potable water, wastewater, storm water systems, electrical service, pipelines, conveyors, and natural gas. The availability of such utilities and facilities will encourage the development of Port MacKenzie for large-scaled industrial, manufacturing and commercial uses. Utility layout is shown in the Port MacKenzie Layout Drawings in Appendix A. All utilities should be buried when crossing public roads and railways to allow for unfettered movement of tall freight.

An important consideration for future utility and facility requirements is the estimation of potential industrial, manufacturing and commercial activity. Utility and facility needs can be estimated by the overall utility usage of certain land uses and the distribution and intensity of these uses.

Identification of locations/routes of major infrastructure and utilities in the Port needs to be a priority. When parcels are leased for development, it needs to occur in a manner that ensures Port infrastructure needs are not compromised.

5.2 Terminal Building

A 7,000-square foot terminal building was constructed in 2006 at the southeast end of the barge dock. It was originally intended to act as the terminal for the proposed ferry, however, since the ferry is no longer being considered, the building is currently being used for Port activities. The terminal building includes office space, storage, and restroom areas. There are seven office spaces, three of which are currently being used by the borough, and 4 which are being leased out.

5.3 Security Posts

Two security posts have been installed. One is at the end of Don Young Road at the beginning of the barge dock. The other is at the intersection of Point MacKenzie Road and Lu Young Lane. The general public will be directed by signage to a security post at the beginning of Don Young Road.

The Security Gate will control traffic proceeding along Don Young Road to and from the dock. Locations for future security posts are illustrated on the Port layout drawings in Appendix A.

5.4 Deep-Draft Dock

Port MacKenzie contains a fully integrated and operational deep-water marine port with a 1,200-foot deep-draft dock. The deep-draft dock, with -60 feet Mean Low Low Water (MLLW), is capable of handling the world's largest vessels. The deep-draft dock is equipped with a conveyor system capable of loading bulk commodities at up to 2,000 tons/hour. An additional trestle will allow for more rapid transport of cargo on and off vessels. The design will also allow for roll-on/roll-off containers. Future development of the deep-draft dock must accommodate fuel and cement loading and unloading.

5.5 Barge Dock

The 14.7-acre open-cell barge dock has a 500-foot bulkhead barge dock with a depth to MLLW of -20 feet. Improvement of the barge dock with a bulkhead landing on the south side should occur to assist with loading large modules. Space for loading and unloading racks for liquid petroleum and liquefied natural gas should be established in the near term.

5.6 Conveyors

A 3,000-foot long, 5-foot wide, privately owned elevated conveyor system extends from the 22-acre bulk material stockpile area down to the deep-draft dock. Expansion of the conveyor corridor to service the interior of the rail loop as well as the area identified for truck coal will require additional conveyor belts. This expansion will allow bulk commodities to be loaded at a higher volume per hour. The existing conveyor was designed to accommodate a second conveyor on the same support structures. Additional conveyors are anticipated to be necessary to service the expanded deep-draft dock.

5.7 Pipelines

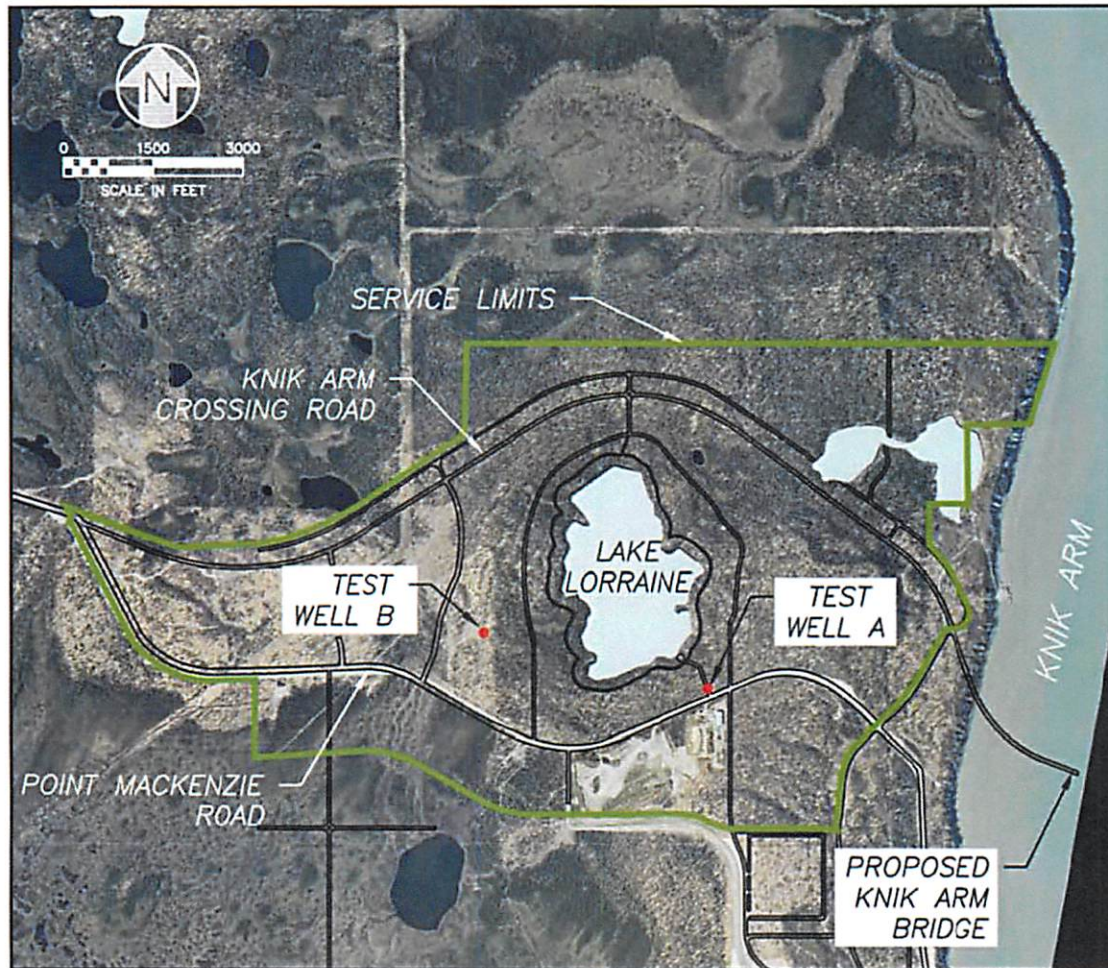
Pipelines are a necessary component of Port infrastructure. Pipelines will be constructed on the east and south sides of the tank farm to facilitate the loading and unloading of bulk fuel shipments onto both rail tankers and tanker trucks. The pipeline corridor is illustrated in the port layout drawings in Appendix A. A portion of the pipeline corridor has been surveyed and monumented from the southern end of the tank farm to the waterside of the barge dock. Multiple pipelines will be constructed to permit the loading and unloading of not only bulk liquid products but also bulk cement, liquefied natural gas, and other liquid petroleum products. Additional pipeline corridor must be engineered and surveyed from the tank farm to the Knik Arm Crossing.

5.8 Potable Water

In the near term, incremental development of industrial land uses will require the construction of on-site well systems for potable water. As the Port develops into a world class export facility, placement of storage tanks, treatment facilities, pumping stations and piping need to be carefully

considered in the overall facility and utility evaluation. The demand for potable water will be evaluated based on the composition of commercial and industrial land uses compared to the consumption of each type of use. Placement of potable water systems will be evaluated based on industrial density, soil composition and the topographical features of the Port District. A six-inch well was constructed and tested to determine the availability and suitability of water within the Port Commercial District. The locations of the two test wells drilled as part of the water and wastewater evaluation are shown on Figure 9 as well as the service area limits.

Figure 9. Water Well Locations

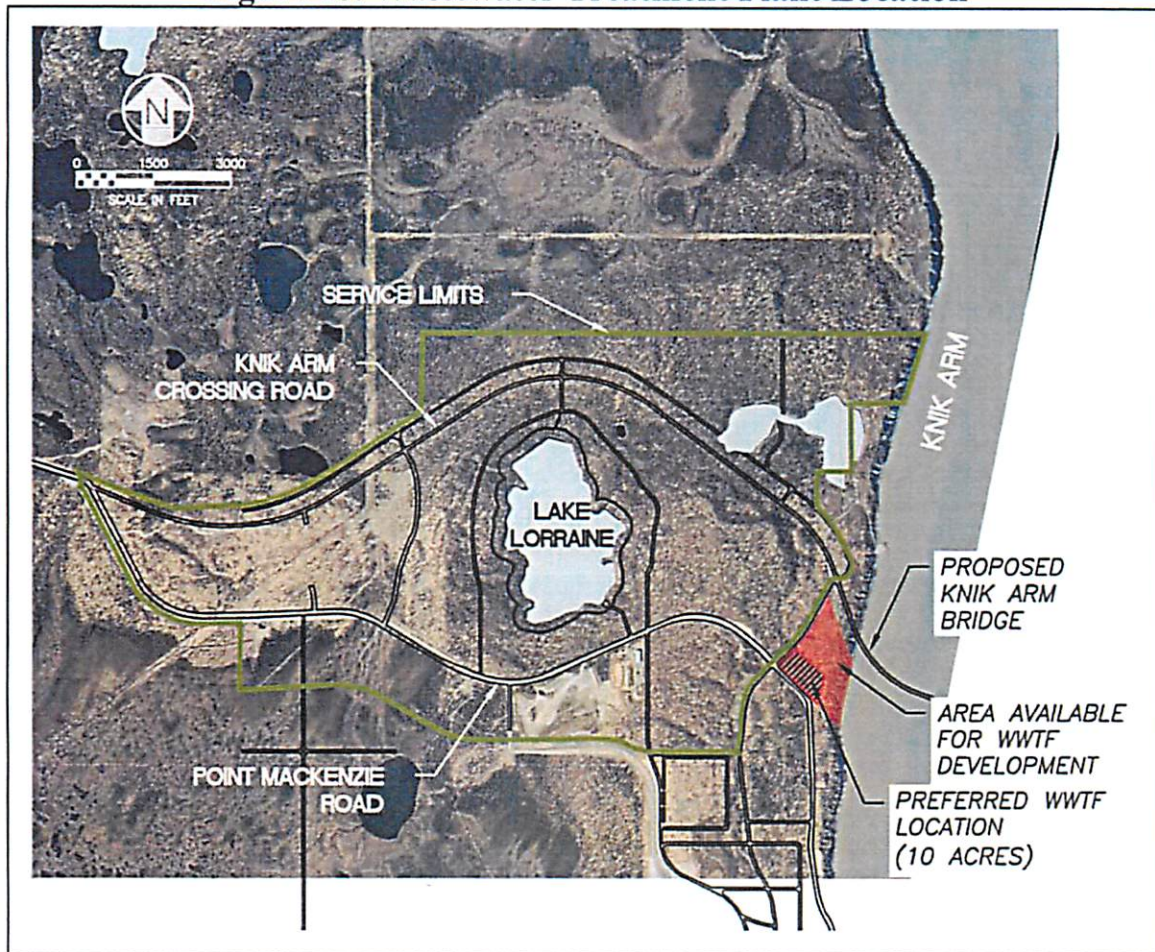


5.9 Wastewater Management

Development of industrial land uses will utilize on-site septic facilities for wastewater management. Continuous development of industrial and commercial uses will require the construction of large-scale treatment facilities to efficiently manage wastewater. Location of treatment plants, pumping stations and possibly irrigation land (to meet federally mandated tertiary treatment standards) must be identified and planned to meet local demand.

An area has been designated to be served by piped sewer and water service to achieve maximum development density. Because of the uncertainty and flow limitations with large subsurface discharges, this Master Plan includes a Waste Water Treatment Plant (WWTP) that will surface discharge into the Knik Arm. The future WWTP must be capable of treating the expected flow at full build-out. A WWTP is typically sized to treat the design flow rate for a 20 to 30-year planning horizon, plus additional space to at least double the plant size should forecasts underestimate growth. The shaded region in Figure 10 identifies an approximate 70-acre area that is suitable for a future WWTP. The preferred WWTF location within the available area is also shown. This location is ideal because it is inside of the Port's secure perimeter and is situated lower than the surrounding areas.

Figure 10. Wastewater Treatment Plant Location



5.10 Storm Water Management

Storm water is the surface runoff that results from rain and snowmelt that flows over land or impervious surfaces. Development at Port MacKenzie will alter the land's natural retention and absorption capabilities. An increase in industrial and commercial activity will introduce a host of pollutants (i.e., sediment, oil, grease, metals, salt, pathogens and/or other toxins). These pollutants can accumulate on impervious surfaces such as rooftops, roads, storage areas, and parking lots

which can be picked up by storm water runoff as it moves across these surfaces. Uncontrolled storm water discharges from Port activities can negatively affect water quality, elevate pollutant concentrations and change natural hydrologic patterns.

The state's approved program is called the Alaska Pollutant Discharge Elimination System (APDES) Program. The APDES storm water permit requirements are based largely on a pollution-prevention approach. The most effective storm water management techniques emphasize preventing rain and snowmelt from coming into contact with pollutants and preventing discharges directly to nearby receiving waters. APDES storm water permits require operators of permitted activities or systems to use best management practices (BMPs) designed to effectively protect water quality for their particular site conditions and activity. BMPs include ditches, curbs, gutters, man-made channels, storm drains, storm sewers and similar means of collecting or conveying runoff that do not connect with a wastewater collection system or treatment plant. Development of the Port District shall utilize BMPs for the facilitation of storm water management systems.

Two efforts have occurred documenting various storm water challenges at Port MacKenzie (USKH, 2012 and PND, 2013). Both studies include similar recommendations. In general, a Drainage Plan should be prepared to address the long-range development at the Port to provide a phased approach for installation of storm drainage collection, conveyance, treatment and disposal infrastructure to support development of industry and ongoing Port operations. An alternative is to develop an Area-Wide Drainage Plan for approval from the Alaska Department of Environmental Conservation (ADEC) in addition to an Area-Wide Storm Water Pollution Prevention Plan (SWPPP). The Drainage Plan should display drainage basins and where they will drain in addition to the proper treatment of the discharge while the Area-Wide SWPPP will set minimum standards for temporary and permanent erosion and sediment control within the Port District. Future developers in the Port District will need to conform to the Area-Wide plans, and developers would be able to utilize the SWPPP and amend their individual project into the document.

Allowing lessees to individually determine how best to manage on-site storm water runoff is unlikely to result in an overall coordinated, efficient and functional storm water management system at Port MacKenzie. Some near-term storm water management issues were identified in these reports and should be addressed in the next five years. The highest priority is engineering and constructing a storm water management system for the Knik Arm Bluff along Don Young Road and above the barge dock.

Finally, the groundwater movement within the Port District is not well understood but has clearly contributed to erosion of the bluff, cut slopes, roadway saturation, winter icing and generally increased the cost of constructing and maintaining facilities in this area. Additional site investigations and studies should be conducted to determine the location, extent, and nature of the groundwater near the bluff face and within Elmendorf Moraine where it will have the greatest effect on future development and operation of the Port.

5.11 Electric

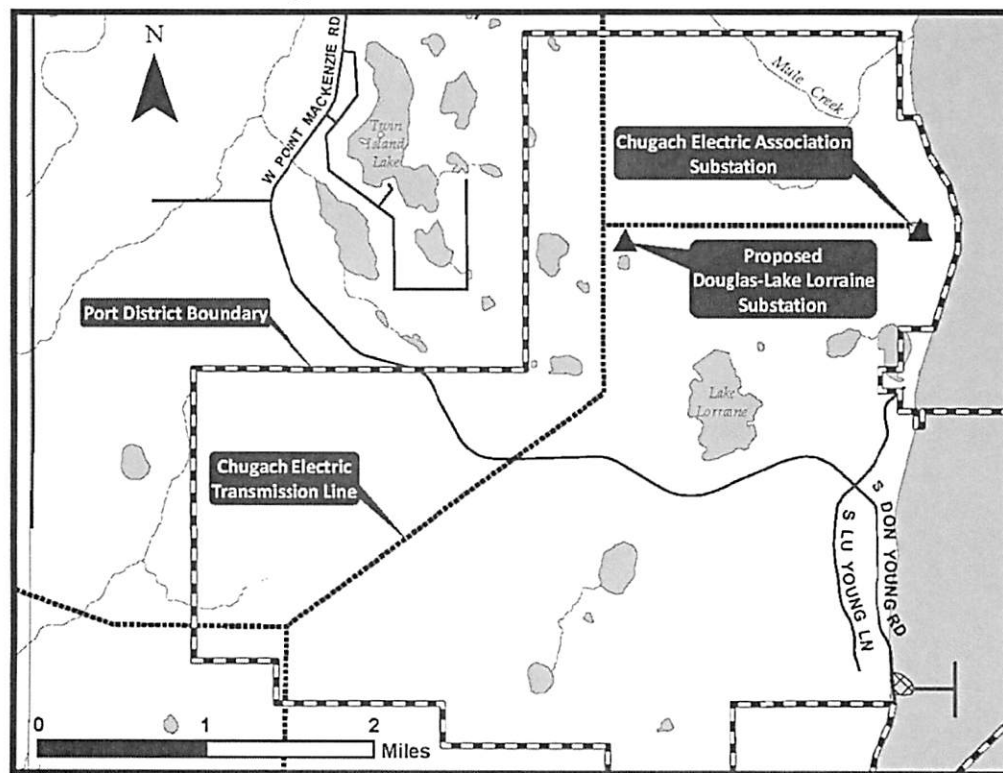
Two high-voltage electric transmission lines (230 kilovolt) enter the Port District from the southwest heading northeast. The lines turn north after crossing Point MacKenzie Road and branch once to the east where a buried transmission line crosses the Knik Arm to Elmendorf Air Force Base.

Three-phase electric power is available along Point MacKenzie Road to the barge dock. The lines are buried the last 2.3 miles. Matanuska Electric Association currently supplies electric power to the Port District via a substation and multiple 13.8 kV overhead lines. Although this power output is sufficient for the demands of current operators, incremental development will require additional electrical power loads. Electric service requirements will be determined by the electrical demand of future land uses. The location for future substation development and easement is illustrated in Figure 11.

Lake Lorraine Sub-Station

As development occurs, electric power use will need to maintain capacity to power individual industrial and commercial uses within the Port District. A substation should be pursued as a top priority to encourage the development of industrial and commercial land uses. An ideal location is north of Lake Lorraine, where dense commercial development is encouraged. The area west of Lake Lorraine and north of Point MacKenzie Road has been identified as suitable for a power generation facility.

Figure 11: Electrical Substations



5.12 Natural Gas

Planning for a Port MacKenzie power plant is prudent given the anticipated capacity of industrial, manufacturing and commercial uses. Natural gas delivery will be developed to sustain large-scale industrial and commercial activity at Port MacKenzie. Currently plans call for a 10-inch, high-pressure gas transmission line to be extended from Mile 39 Beluga pipeline located approximately 14 miles away for near-term natural gas usage. Distribution lines within the Port District will be developed in multiple grid patterns.

5.13 Communications

A telephone-microwave-relay facility was constructed by Matanuska Telephone Association to receive signals from another tower in Eagle River. Telephone lines are also buried within the utility easement. Internet service was upgraded to high speed DSL in 2007. Fiber optic lines were installed later.

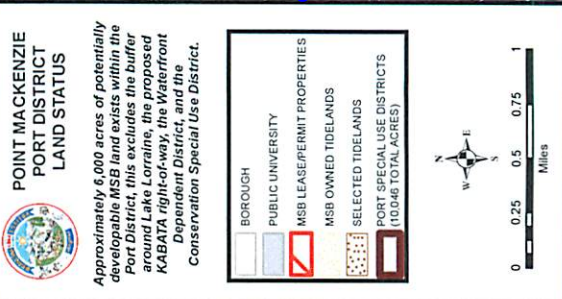
6. Recommendations

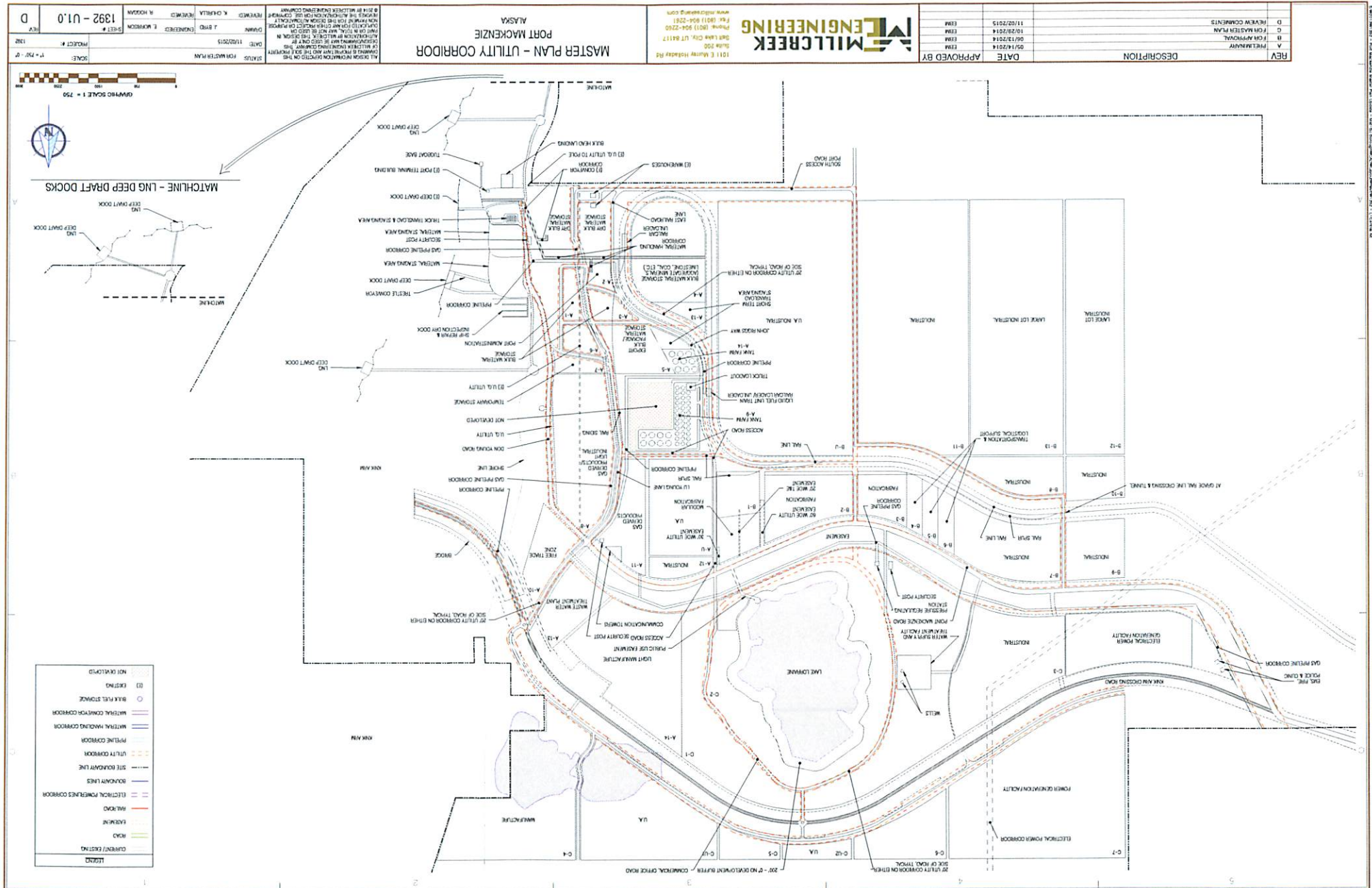
The following recommendations are the result of issues that arose during the Master Plan development that were not addressed in depth in the plan because of timing or other appropriate reasons. They include suggestions of future assessments, reviews and studies to meet or enhance specific actions to support the business of a successful Port District. The recommendations are not listed in priority order.

6.1 Administrative

- 1) The Master Plan should continue to be a living document with updates after significant Port development activities or every three to five years.
- 2) A Port Management Code should be developed to serve as guidance for items such as:
 - administrative operating procedures
 - leasing procedures and requirements, including timing of environmental audits before, during and after leasing;
 - standards and special permit and lease stipulations unique to the Port
 - tenant responsibilities
- 3) Review of Borough Code 17.23, Point Mackenzie Port Special Use District, 18, the Port and others to offer changes which will make management of the Port District more efficient.
- 4) Create a more informative, interactive web presence both as a marketing tool and as a means for public access to information about the Port.
- 5) Develop a forward-thinking marketing plan for the Port that examines potential positioning strategies best suited for the Port.
- 6) Develop a Port Business Plan that guides future infrastructure maintenance and investment.
- 7) Develop options for leasing practices. Evaluate if competition for leases, rights or franchises will be effective in sustaining competition and maintaining incentives for Port improvements. The evaluation should include consideration of:







By: T. McDaniel
Introduced: April 4, 2022
Public Hearing: April 18, 2022
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION SERIAL NO. 22-16**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING ASSEMBLY ADOPTION OF AN ORDINANCE AMENDING MSB 17.05
TO EXCLUDE THE PORT MACKENZIE SPECIAL USE DISTRICT.

WHEREAS, MSB 17.05 Essential Service Utilities code requires
an extended public notice process for certain types of utility
services that includes the Port MacKenzie Special Use District;
and

WHEREAS, the Port MacKenzie Master Plan 2016 Update and MSB
17.23 identify special use districts within Port MacKenzie and
recognizes this district as the only industrial/commercial
district within the Borough aside from industrial/commercial land
within the city limits of Houston, Palmer, and Wasilla; and

WHEREAS, the cities of Houston, Palmer and Wasilla are
excluded from the requirements under 17.05; and

WHEREAS, amending MSB 17.05 to exclude the Port MacKenzie
Special Use District is consistent with the cities within the
Borough, and is consistent with the Port MacKenzie Special Use
District (MSB 17.23) having its own designated zoning districts
and land use regulations ; and

WHEREAS, The Port MacKenzie Master Plan Update 2016 is a

source of information for borough-owned land uses and is used as a basis to protect existing development; and

WHEREAS, the Port MacKenzie Master Plan 2016 Update, Section 5 Facilities/Utilities, provides a utility layout map (Appendix A) for the development of utilities for water, wastewater, storm water systems, electrical services, pipelines, conveyors, and natural gas on borough-owned lands; and

On April 18, 2022, Resolution Serial No. 22-01 will be presented to the Matanuska-Susitna Borough Port Commission for their consideration and support.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Planning Commission hereby recommends approval of an Assembly ordinance amending MSB 17.05 to exclude the Port MacKenzie Special Use District as follows:

17.05.020 APPLICABILITY.

(A) This chapter applies to all areas of the borough except within the city boundaries of Houston, Palmer, [AND] Wasilla, and the Port MacKenzie Special Use District boundary. This chapter applies to municipal utilities that extend beyond city boundaries and the Port District boundary into unincorporated borough lands.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this - day of -, 2022.

STAFFORD GLASHAN, Chair

ATTEST:

KAROL RIESE, Planning Clerk

(SEAL)

YES:

NO:

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LAND USE CLASSIFICATION

Resolution PC 22-15

Dual Land Classification of a Borough Owned Parcel for Forest Management and General Purpose (MSB007874)

(Pages 167-184)

LAND USE CLASSIFICATION



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635
E-mail: lmb@matsugov.us

MEMORANDUM

DATE: March 21, 2022
TO: Matanuska-Susitna Borough Planning Commission
THRU: Eric Phillips, Community Development Manager *EP*
FROM: Joe Metzger, Land Management Specialist *JM*
FOR: Dual Classification, Agenda of April 4, 2022

REQUEST:

The Land and Resource Management Division seeks MSB Planning Commission review and approval of a resolution recommending Assembly adoption of an ordinance dually classifying a Borough-owned parcel Tax ID 16N03W01A001 as “resource management” and “general purpose”. The dual classification would allow the Borough to manage the land for timber and other forest products while allowing for a variety of other potential uses.

SUMMARY:

In 1993, Resolution Serial No. 93-81 classified 80 acres of the 636.27 acre parcel as Forest Management. The classification was to support a timber sale. The remainder of the parcel remains unclassified. Dual classification of the entire parcel would allow the Borough to manage the land for timber and other forest products while also allowing for a variety of other potential uses. The dual classification will allow for future timber sales and future land use and development of the parcel. Future use on a portion of the parcel may include a less than fair market value sale for the purposes of the development of a youth shooting range.

SUMMARY OF PUBLIC COMMENTS:

Three (3) written public comments were received, all of which are in opposition. All three comments voiced opposition for the potential of a less than fair market value sale for a youth shooting range. The proposed less than fair market sale is a separate matter than the proposed land classification and will require Assembly approval.

DISCUSSION:

The property is currently vacant and undeveloped. A local trail runs from the southwestern corner of the property towards the northeastern corner of the parcel. The trail appears to be located along a wetland and is likely a winter-only use trail. Another local trail crosses from the southcentral portion of the property and runs in a northwestern direction. Neither trail appears to have a recorded easement, nor are they included in the Borough Recreational Trails Plan.

Future use on a portion of the property may include a youth shooting range. Alaska SCTP Non-Profit Corporation has submitted an application to purchase 200 acres of the 636.27 acre parcel for the future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska. In April of 2021, Land and Resource Management staff went before the Borough Assembly to seek approval to begin the less than fair market value sale for a youth shooting range. Through Resolution Serial No. 21-038 the Borough Assembly directed staff to begin the process of the sale. Staff plans on bringing the land classification and the less than fair market value sale before the Assembly for public hearing in May.

RECOMMENDATION:

Community Development respectfully recommends that the Planning Commission adopt a resolution of support recommending Assembly adoption of proposed dual land classification.

Attachments:

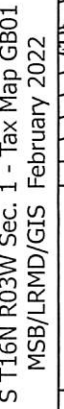
Vicinity Map (2 pp)

Real Property Detail (1 pp)

Best Interest Finding (3 pp)

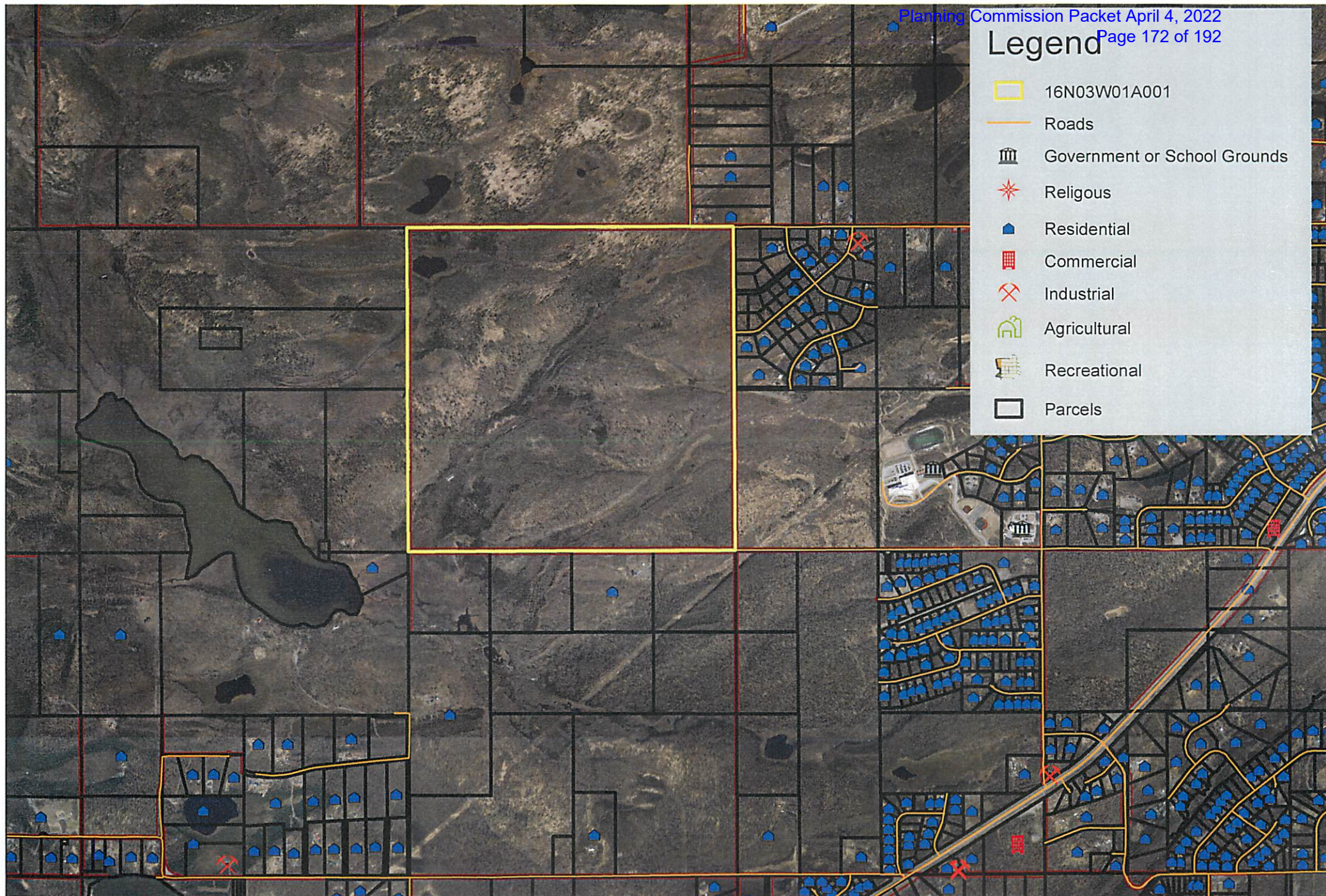
Public Comments (5 pp)

Planning Commission Resolution Serial No. 2022-15 (2 pp)



Legend

- 16N03W01A001
- Roads
- Government or School Grounds
- ✱ Religious
- Residential
- Commercial
- ✂ Industrial
- Agricultural
- Recreational
- Parcels



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

Date: 3/21/2022

1 inch = 2,000 feet

0 2,000 4,000 Feet





MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 216N03W01A001

Site Information

Account Number	216N03W01A001	Subdivision	
Parcel ID	87136	City	None
TRS	S16N03W01	Map GB01	Tax Map
Abbreviated Description (Not for Conveyance)	TOWNSHIP 16N RANGE 3W SECTION 1 LOT A1		

Ownership

Owners	MATANUSKA-SUSITNA BOROUGH	Buyers	
Primary Owner's Address	350 E DAHLIA AVE PALMER AK 99645-6488	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2022	\$515,400.00	\$0.00	\$515,400.00	2022	\$0.00	\$0.00	\$0.00
2021	\$515,400.00	\$0.00	\$515,400.00	2021	\$0.00	\$0.00	\$0.00
2020	\$515,400.00	\$0.00	\$515,400.00	2020	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
					Date	Type
2022	No	0030	::	::		
2021	Yes	0030	15.444	\$0.00		
2020	Yes	0030	15.903	\$0.00		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
636.27	636.27	Assembly District 005	08-140	130 Central Mat-Su	017 Knik RSA

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

MSB Land & Resource Management Division proposes to dually classify a Borough-owned parcel of land, located to the north of Knik-Goose Bay Road and west of Redington Jr/Sr High School, as Forest Management and General Purpose. The 636.27 acre parcel, being Tax ID 16N03W01A001, and described as US Government Lots 1, 2, 3, 4, and the South ½ of the North ½ and the South ½ of Section 1, Township 16 North, Range 3 West, Seward Meridian Alaska. In 1993, 80 acres of the parcel was classified as Forest Management to support a timber sale and the remainder of the parcel is currently unclassified. Dual classification of the entire parcel would allow the Borough to manage the land for timber and other forest products while allowing for a variety of other potential uses. Future use on a portion of the parcel may include a less than fair market value sale for the purposes of the development of a youth shooting range. A vicinity map is included to assist with location of the parcel.

II. Property Site Factors

A. Location: The subject parcel is located to the north and west of Knik-Goose Bay Road and is accessed off of West Carmel Road and West Clay Chapman Road, and is approximately one-half mile to the west of Redington Jr/Sr High School.

B. Legal: US Government Lots 1, 2, 3, 4 and the South ½ of the North ½ and the South ½ of Section 1, Township 16 North, Range 3 West, Seward Meridian, Alaska, containing approximately 636.27 acres more or less.

C. Land Status: Acquired by patent 5020, Book 212, Page 553, May 6, 1980, Palmer Recording District. The patent does not contain restrictions that would prevent the Borough from using the subject parcel for the proposed uses.

D. Restrictions: Reservations and exceptions in the U.S. patent and the State of Alaska patent, including reservation of certain oil, gas, and mineral rights.

1. MSB Land Classification – 80 acres – Forest Management, Resolution Serial No. 93-81; remainder of parcel unclassified.
2. Title Restrictions – State of Alaska reserved all oil, gas, and mineral rights.
3. Covenants – none.
4. Zoning – Knik Sled Dog Recreation Special Use District.
5. Easements & Other Reservations – A 50 foot section line easement exists completely around the boundary of the entire parcel; Section 1, Township 16 North, Range 3 West, Seward Meridian.

6. **Adopted Plans – Knik-Fairview Comprehensive Plan.** There is no specific language in the plan about the future use of this parcel.
- E. Current Land Use:** The property is currently vacant and undeveloped. A local trail runs from the southwestern corner of the property towards the northeastern corner of the parcel. The trail appears to be located along a wetland and is likely a winter-only use trail. Another local trail crosses from the southcentral portion of the property and runs in a northwestern direction. Neither trail appears to have a recorded easement, nor are they included in the Borough Recreational Trails Plan.
- F. Surrounding Land Use:** The subject parcel is bounded to the north by an undeveloped 480-acre parcel owned by the Cook Inlet Region Incorporated; to the northeast by a 10-acre residential property and a sparsely developed large lot residential subdivision; to the northwest by an undeveloped 560-acre Borough-owned tract; to the west by undeveloped large tracts owned by Alaska Mental Health Trust, Knikatnu, Inc., Girl Scouts, and privately owned parcels; to the southwest by a 14-acre privately owned property and a 180-acre tract owned by the Girl Scouts; to the south by 40-acre privately owned parcels; and to the east by a partially developed residential subdivision and an undeveloped 140-acre parcel owned by Knikatnu Inc. Redington Junior/Senior High School is located about one-half mile to the east of the subject parcel.
- G. Existing Infrastructure:** A 50-foot section line easement exists completely around the boundary of the parcel. The proposed classification is bounded by S. Birch Street along the east boundary, S. Orgard Street along the west boundary, W. Clay Chapman Road along the south boundary and W. Carmel Road along the north boundary. Some small portions of these roads have been constructed, but there are no constructed roads into or through the property currently.
- H. Soils & Terrain:** The USDA (United States Department of Agriculture) identified several types of soil within the subject parcel. The predominate soil type of the proposed classification is the deception silt loam with rolling and moderately steep slopes.
- I. Resources:** There is no specific data on resources for this parcel.
- J. Assessment:** The 2022 certified tax assessed value for the 636.27-acre parcel, Tax ID 16N03W01A001, is \$515,400.

III. Public, Board and Commission Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, a 30-day public notice was initiated and sent to landowners within 600 feet of the property, RSA, MSB Assembly members, and the MSB Fire Department. Additionally, notices were published in the Frontiersman and provided on the Borough website.

Three public comments were received in response to the Public Notice, all of which were in opposition. The three comments in opposition had the common theme of being opposed to the

potential of a less than fair market value sale for the purposes of a youth shooting range. While Borough-owned land needs to be classified prior to a land sale or for a specific use, the proposed less than fair market value sale is a separate matter and will require Assembly approval.

IV. MSB Department Review

Borough inter-departmental review was completed with no objections received.

V. Analysis & Discussion

In 1993, 80 acres of the 636.27 acre parcel was classified as Forest Management to support a timber sale by Resolution Serial No. 93-81. The remainder of the parcel is currently unclassified.

LRMD proposes to dually classify the entire 636.27 acre parcel for Forest Management and General Purpose. If approved, LRMD can manage the land for timber and other forest related products while allowing for a variety of other potential uses on the property through the General Purpose classification. Future use on a portion of the parcel may include a less than fair market value sale for the purposes of the development of a youth shooting range. The land classification and the less than fair market value sale will require Assembly approval.

VI. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests Planning Commission recommendation for Assembly approval of the dual classification of Tax ID 16N03W01A001 as Forest Management and General Purpose.

more information
call

STOP the Noise Pollution
STOP the Lead Poison H2O

907-982-4685

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Classification (MSB007874)

Tax ID: 16N03W01A001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division proposes to dually classify a Borough-owned parcel located off West Carmel Road and west of Redington Jr/Sr High School as Forest Management and General Purpose. In 1993, 80 acres of the 636.27 acre parcel was classified as Forest Management and the remainder of the parcel is currently not classified. Dual classification would allow the Borough to manage the land for timber and other forest products while allowing for a variety of other potential uses. Future use on a portion of the parcel may include a less than fair market value sale for the purposes of a youth shooting range. The land classification and the less than fair market value sale will require Assembly approval.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division or visit the Public Notice Section on the Borough's web page www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **March 14, 2022**. If you have questions about this request: call Joe Metzger at 861-7863 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (please refer to **MSB007874 Land Class-West Carmel Road** when submitting comments).

Comments: We do not want a shooting range in our beautiful neighborhood next to in close proximity to the High school & grade school. It will cause our property values to go down. As no one wants to buy a house by a shooting range.

If the borough has so much money that they can basically give a large chunk of land away. Then they should lower our property taxes.

Did every other non-profit organization get a chance to have the above mentioned land?

Signature: Jay Mindiola

This public notice & request for comments is in compliance with MSB Code 23.05.025

NO Gun Range next to
School or in our neighborhood

Noise pollution: Detriment to peacefulness of neighborhood-and yes the sound will carry. Can currently hear Birchwood Range firearm use from 11 miles across inlet and this proposal is less than a mile from our homes.

Disruption of moose and other wildlife in area. Including the nearby lake with disturbance of Loons, Sandhill Cranes, and other shorebirds and waterfowl.

Being in close proximity to shooting ranges has proven hazardous to pregnant women - causing miscarriages.

MSB long term revenue loss from taxes of homes that would be built on property.

Ground/water lead poisoning from shot and bullets.

Range is only to be offered to a select few, not open to general public.

Has this parcel been offered to any other non-profits.

more information
call

STOP the Noise Pollution STOP the Lead Poison H2O

907-982-4685

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Classification (MSB007874)

Tax ID: 16N03W01A001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division proposes to dually classify a Borough-owned parcel located off West Carmel Road and west of Redington Jr/Sr High School as Forest Management and General Purpose. In 1993, 80 acres of the 636.27 acre parcel was classified as Forest Management and the remainder of the parcel is currently not classified. Dual classification would allow the Borough to manage the land for timber and other forest products while allowing for a variety of other potential uses. Future use on a portion of the parcel may include a less than fair market value sale for the purposes of a youth shooting range. The land classification and the less than fair market value sale will require Assembly approval.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division or visit the Public Notice Section on the Borough's web page www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **March 14, 2022**. If you have questions about this request: call Joe Metzger at 861-7863 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (please refer to **MSB007874 Land Class-West Carmel Road** when submitting comments).

Comments:

The Mat-Su Borough should not re-classify land as proposed in MSB007874 for a purpose other than protecting habitat, improving existing infrastructure, (such as walking trails, ski trails etc) or for building the much needed School that was planned in that area.

I oppose any such subdivision or re-classification of this land for a "less than fair market sale". The Borough pays zero tax on this land; what is the net value of re-classification? Property owners on nearby lots pay some of the highest Mill rates in the U.S.A. If the Borough can afford to low price land sale offers, the Public should be included in bidding on these lands along with other non-profit organizations. A similar plan was turned down by the people in 2015.

Signature: Glenn Sharpe, L Sharpe

This public notice & request for comments is in compliance with MSB Code 23.05.025

Note: Notice was not given to neighbors of this proposal from the Mat-Su Borough of Plans to over-ride the 2015 Rejection of the similar proposal.

Note: I cannot determine any other non-profit organization that was notified of an opportunity to bid on land.

Question: Have environmental impact studies been performed and approved by the State or local agencies?

Noise pollution: Detriment to peacefulness of neighborhood-and yes the sound will carry. Can currently hear Birchwood Range firearm use from 11 miles across inlet and this proposal is less than a mile from our homes.

Disruption of moose and other wildlife in area. Including the nearby lake with disturbance of Loons, Sandhill Cranes, and other shorebirds and waterfowl.

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Range is only to be offered to a select few, not open to general public.

Has this parcel been offered to any other non-profits.

Alaska SCTR
SCTR

From: Jill Irsik
To: Joseph Metzger
Subject: FW: MSB007874 Land Class-West Carmel Road
Date: Tuesday, March 8, 2022 11:55:19 AM

-----Original Message-----

From: Nadia <nadiareutov@ymail.com>
Sent: Tuesday, March 8, 2022 10:33 AM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007874 Land Class-West Carmel Road

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

To whom it may concern,

I understand there is someone trying to open a shooting rang at the end of carmel road, but there is also a school opening up at the end of Carmel Road. I live in the area and would much rather have a school there instead of a shooting range. The noise pollution would be too much. Please consider closing this down. We do not need a shooting range on Carmel.

Thank you,
A concerned citizen

By:
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 22-15

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION
RECOMMENDING ASSEMBLY APPROVAL OF A DUAL LAND CLASSIFICATION FOR
OF A BOROUGH-OWNED PARCEL FOR FOREST MANAGEMENT AND GENERAL PURPOSE
(MSB007874) .

WHEREAS, one Borough-owned parcel is proposed for land
classification for the purpose of leveraging the value of earth
materials to prepare the parcel for future use and development
while protecting water quality; and

WHEREAS, the attached Best Interest Finding provides
information specific to the parcel to include the proposed purpose
and land classification, map, inter-departmental review and public
comments; and

WHEREAS, Borough inter-departmental review was conducted,
along with 30-day public notice in accordance with Title 23 and
Land and Resource Management Policy and Procedures adopted by the
Matanuska-Susitna Borough Assembly; and

WHEREAS, through land classification, the parcel is
identified for specific future purpose which cannot be changed
without Assembly approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification as follows:

Parcel 16N03W01A001, "Resource Management" and "General Purpose" for managing the land for timber and other forest products while allowing for a variety of other potential land uses and development;

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ____ day of ____, 2022.

STAFFORD GLASHAN, Chair

ATTEST

Karol Riese, Planning Clerk

(SEAL)

YES:

NO:

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NEW BUSINESS

MSB Planning Commission Representation on the
State of Alaska Recreation Rivers Advisory Board

NEW BUSINESS

Corri A. Feige
Commissioner

www.DNR.Alaska.Gov



Department of
Natural Resources

Anchorage, Alaska

STATE OF ALASKA

PRESS RELEASE

For Immediate Release: Dec. 14, 2021

Susitna Basin Recreation Rivers Advisory Board being reactivated

(Anchorage, AK) - The dormant Susitna Basin Recreation Rivers Advisory Board (SBRRAB) is being reactivated to review the 30-year-old Susitna Basin Recreation Rivers Management Plan.

The board will meet virtually on Dec. 20 to begin reorganization. The meeting will be from 2-4 p.m. on Microsoft Teams and there will also be a teleconference option. For meeting details, including a link to join and a teleconference number, go to <https://aws.state.ak.us/OnlinePublicNotices/Notices/View.aspx?id=204729>. There will be an opportunity for public comment at the end of the meeting.

The SBRRAB has been inactive since the Susitna Basin Recreation Rivers Management Plan was adopted in June 1991. It is being reconstituted at the request of Gov. Mike Dunleavy. A new 13-member board was appointed by the Governor in November.

The board's function is to advise the Department of Natural Resources regarding any revisions to the management plan and regulations affecting use and management of designated rivers. The six designated recreation rivers that are included in the plan include Alexander Creek, Deshka River (Kroto Creek / Moose Creek), Lake Creek, Little Susitna River, Talachulitna River and Talkeetna River.

"It is important that area management plans work effectively and don't create barriers to balanced land use," said DNR Commissioner Corri Feige. "In this case, the nearly 30-year-old plan, which was intended to allow for thoughtful recreational use and development of the plan area, is actually creating conflicts of use and making management highly problematic.

"I thank everyone who has stepped forward to be a part of the Advisory Board," she added.

The board has designated seats representing multiple interest groups, including the Matanuska-Susitna Borough. Here is a list of new board members appointed by Gov. Dunleavy in November and the group they represent:

- Mining - Aaron Benjamin, Talkeetna
- Subsistence – Nancy Conklin, Alexander Creek

- Forest Products – Tim Dabney, Chugiak
- Sport hunting – Mike DeMaria, Wasilla
- Sport fishing – Thomas “Bruce” Knowles, Wasilla
- Powerboat users – Israel Mahay, Talkeetna
- Private property owners – Mike Overcast, Anchorage
- Recreationally oriented commercial users – Yelverton “Jody” Payton, Willow
- Conservation – Emma Pokon, Anchorage
- Commercial fishing – Donald Redick, Wasilla
- Other recreational users – Joseph Wright, Eagle River
- Mat-Su Borough Planning Commission – Chris Elder, Big Lake
- Mat-Su Borough Mayor designee – Stephanie Nowers

CONTACT: Rob Earl, Natural Resources Specialist, (907) 269-8533,
rob.earl@alaska.gov.

COMMISSION BUSINESS

Upcoming Agenda Items




MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

MEMORANDUM

DATE: March 25, 2022

TO: Planning Commissioners

FROM: Alex Strawn, Planning and Land Use Director 

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Frontier Plaza Subdivision – Earth Material Extraction, 18N10E31A004 (Staff: Mark Whisenhunt)
- Talkeetna Connection – Marijuana Retail Facility, 24N04W29D002 (Staff: Peggy Horton)
- Valley Country Store #4 – Alcoholic Beverage Package Store CUP, 4928000L001 (Staff: Peggy Horton)
- Valley Country Store #4 – Core Area CUP, 4928000L001 (Staff: Peggy Horton)
- Dime Bag – Marijuana Retail Facility, 6298B01L002 (Staff: Peggy Horton)
- AK Legacy Genetics – Standard Marijuana Cultivation Facility, 6315B01L011 & L012 (Staff: Peggy Horton)
- Premier Homes – Earth Material Extraction, 17N02W34D003 (Staff: Peggy Horton)
- Green Jar – Hatcher Pass – Marijuana Retail Facility, 4316B01L0064 (Staff: Jason Ortiz)
- Green Go, LLC – Marijuana Cultivation Facility, 17N01W11A020 (Staff: Mark Whisenhunt)
- Floaters – Alcoholic Beverage Dispensary Expansion, 1783B02L003 (Staff: Mark Whisenhunt)

Legislative

- Historic Preservation Plan (HPP) (Staff: Adam Bradway)
- Municipal Separate Storm Sewer System (MS4) (Staff: Kim Sollien)
- Pre-Metropolitan Planning Organization (MPO) Development (Staff: Kim Sollien)
- Bike and Pedestrian Plan (Staff: Kim Sollien)
- Capital Improvement Program (CIP) (Staff: Kelsey Anderson)
- MSB Borough-Wide Comprehensive Plan (Staff: Kim Sollien)
- Marijuana Code Update (Staff: Alex Strawn)
- Glacier View Comprehensive Plan Update (Staff: Leda Borys)
- Coordinated Human Services Transportation Plan (Staff: Leda Borys)