

HANDOUT

From: [John Brunton](#)
To: [MSB Planning Commission](#)
Subject: CR 20-033
Date: Friday, April 7, 2023 5:33:47 PM
Attachments: [public-opinion-message-.pdf](#)

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

Our opposition to this ordinance has not changed. It is simply horrible public policy. The overwhelming opposition should be enough to kill this ill advised change. Please do what is right for the residents of the Borough and vote this down.

John and Jackie Brunton
18630 W. Belarde Blvd.
Big Lake, Ak.

Submit Via Email

**MATANUSKA-SUSITNA BOROUGH
PUBLIC OPINION MESSAGE**

**A COPY OF THIS PUBLIC OPINION MESSAGE WILL BE PROVIDED TO
THE MAYOR AND BOROUGH ASSEMBLY**

Public opinion messaging allows you to send a message to the Mayor and all members of the Borough Assembly. If you have any questions, please call (907) 861-8683.

* The email button above only works if you are using Adobe Reader or Acrobat. There are several other ways to submit after you fill out this form and save it.

- Email: Attach it in an email to leg.com@matsugov.us
- Fax: Print and Fax to (907) 861-7845.
- Hand Deliver or Mail: The form may be printed and delivered to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, Alaska 99645.

Title (Mr. Mrs. Ms.):	First Name:	Initial:	Last Name:	Suffix (Jr. Sr. II.):
Mailing Address (Address, City, State, and Zip):				
Phone:	Group or Affiliation, if any:		Date:	
SUBJECT: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Action Memorandum (AM) No.: _____ No.: _____ No.: _____				
I support the legislation: <input type="checkbox"/> I oppose the legislation : <input type="checkbox"/> I recommend amendment: <input type="checkbox"/>				
OTHER SUBJECT:				
MESSAGE:				

From: [Mark Masteller](#)
To: [MSB Planning Commission](#)
Subject: Oppose PC Reso 23-11 - gravel ordinance
Date: Sunday, April 9, 2023 12:06:12 PM

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

Members of the Planning Commission,

I am writing in opposition to changes to the MSB earth materials extraction regulations, specifically the proposed Assembly ordinance 23-033.

The most serious flaw in this proposal is that it **completely cuts the public out of the process** for operations extracting up to 10,000 cubic yards each year. This means up to 2000 truck trips through a neighborhood - including traffic, noise, dust and property value impacts - without any chance for the neighbors to have a voice in what happens in their local area.

This is not neighborly behavior, nor is it good governance. Any competent and reputable gravel operation should be able to make an effective case to the local community.

Neighboring property owners and community councils have a right to know what's proposed for their community. As community representatives it's your job to ensure citizens have a voice in activities that can significantly affect their homes and neighborhoods.

One very specific issue: the dust mitigation language (Section 4. F.7.) is unenforceable as written. Who determines what is "as needed"? Who determines what it means to "minimize dust impacts to surrounding areas"?

There has been extensive public opposition to these changes, and I think it's time the planning commission heed this sentiment.

Please vote against PC Reso 23-11. Thanks for your consideration.

Mark Masteller
Palmer

From: lfinney57@gmail.com
To: [MSB Planning Commission](#)
Subject: Comments to PC Regarding Proposed Ordinance 23-033
Date: Tuesday, April 11, 2023 11:14:17 AM

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

I am writing about MSB Ordinance 23-033 currently before the Planning Commission. To have this proposal on the agenda yet again is very frustrating and I encourage you to oppose this legislation as written.

I've seen no justification in stating that property owners who want to extract gravel are unnecessarily burdened by excessive regulations and expenses. In fact, in the public hearings I've viewed regarding the previous ordinances relating to the gravel extraction permit process, gravel operators have expressed that they do not feel burdened by the CUP process and stated it should not be changed.

I do not support unregulated growth because of the problems it has caused here in the valley. Earth materials extraction is a high impact activity which can affect air, water, and roads. There are environmental, aesthetic and safety concerns as well. The negative effects these activities can have on surrounding property values are well documented.

The citizens of the Mat-Su Borough should be allowed to provide input regarding these types of high impact activities. The existing CUP process for earth materials extraction activities is adequate, which has already been voiced by many citizens of the Borough. Furthermore, any Planning Commissioner or Assembly person who stands to benefit directly or indirectly from this legislation should recuse themselves.

This proposed ordinance is not in the best interest of the citizens of the Matanuska-Susitna Borough and I encourage this proposed change to MSB 17.30 be voted down.

Thank you for your consideration in this matter,
Lindsey Finney

From: [Amy Schachle](#)
To: [MSB Planning Commission](#)
Subject: OR 23-033
Date: Friday, April 14, 2023 10:41:04 AM

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

Hello,

I am writing you today to voice my opposition to Mr. Tew and Mr. Yundt's latest attempt to pass OR 23-033. This ordinance is not well thought out and should not be allowed to pass as it stands. The added amendments to the original ordinance are not enough. I know that we can be better than this. There could be an ordinance introduced that allows for gravel extraction for the sole purpose of lot improvement that works for everyone in the valley. The proposed amendment cuts out notice to the local residents and doesn't go far enough to protect valley residents quality of life. This ordinance feels like back alley agreement between local builders/contractors and those who extract gravel for profit. The proposed ordinance allows for those who want to extract gravel to take advantage of the situation. Please vote down the proposed ordinance as it is currently written.

Thank you,
Amy Schachle
Meadow Lakes

From: [don johnson](#)
To: [MSB Planning Commission](#)
Subject: Gravel Pit Ordinance.
Date: Sunday, April 16, 2023 7:21:59 PM

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

To whom it may concern,

I just wanted to voice my opinion on the gravel pit ordinance. I am fully in support of it. I feel that unless the property is not zoned correctly, within an HOA or affecting a federal flood plain....laws already set, then we do not need any over reach on what we do on our own property. Traffic aside, the amounts of gravel (10,000 Cubic Yards) is only around 1000 standard end dumps or 750 Belly dumps or any combination of and could be screened/emptied in a single summer season. It would turn a hill into otherwise useable land ((otherwise completely useless for gravel anyhow if there is no hill.)) Gravel pits/open pit mines do not use chemicals to mine unlike subterranean or mineral mines. All spills are supposed to be reported and contaminants in place for any fuel per MSHA regulations so the risks are quite minimal. There are some serious benefits. Road construction, home owners, business owners, housing projects nearby can get gravel at wildly reduced trucking rates and put less big traffic on main roads.

Thanks for your time
~Donald Johnson

From: [brigitte winter](#)
To: [MSB Planning Commission](#)
Subject: Gravel
Date: Sunday, April 16, 2023 3:36:54 PM

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

To whom it concerns

I have a real problem with this ongoing gravel situation. It seems to me the public have told you loud and clear that they don't want this. But for some reason a few people who have something to gain keep try to get their agenda passed. We want permits and regulation. Also the people want to have an input on what you're trying to get over us. So please consider what the people want .

Brigitte Winter

Sent from my iPhone

From: [Carrie Keil](#)
To: [MSB Planning Commission](#)
Subject: OR23-033 NO
Date: Sunday, April 16, 2023 11:31:37 AM

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

Good Afternoon,

I am disappointed to see OR23-033 up again to be discussed. This does not seem right.

VOTE NO!

We the people of the MatSu Borough have voiced our concerns about this issue numerous times. Concerns about the negative impact of OR23-033. Negative impacts on health and safety issues, concerns about the increased trucking would have on our infrastructure, concerns on the impact of wild life, concerns about the lack of compliance of Private Pit owners, concerns on the lack of liability, insurance, and permitting.

Adding screening allowance turns this Personal Pits into commercial pits and should be mandated to follow EPA and other federal guidelines.

Who and how will this be monitored for abuse?

Mr. Bill Harriot is already taking out more gravel then permit guidelines

The current condition of the road on West Lake Blvd is already horrible and not safe for pedestrians', local traffic, and bicycles.

But the OR23-033 wants to increase the truck traffic extraction to 1000 truck loads each year. This is unsustainable.

The Big Lake Community Council voted against this issue.

The public recently came out and we had the majority voice, which was NO!

Did our assembly not listen????????????????????????????????????????????????????????????

Did our Mayor not listen????????????????????????????????????????????????????????????

Why did you data mine to improve a Ordinance that the public did not want?

OR23-033 financially benefit a view and there is obvious ethical concerns with the conflict of interest in the drivers of OR23-033.

Mr Tew, Mr. Yundt, Mr. Bernier, Mr. Fonov all have conflicts of interest and are in businesses that could and would financially benefit.

All of the above members have a conflict of interest and should recuse themselves and certainly not be working on a new modification of a ordinance the public does not want.

There is no increased demand for more gravel. There are currently many commercial gravel pits in the valley that are able to supply the demand.

Property owners that own property with personal use pits knew the limitations and rules when they

bought the property.

Do not approve this new version of the same ordinance.

Stop the madness.

Vote NO!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Carolyn Keil and Kirk Currey Property Owners

From: [joe.page](#)
To: [MSB Planning Commission](#)
Subject: Vote NO on Resolution 23-11
Date: Friday, April 14, 2023 5:00:18 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
I join many others in urging planning commissioners to vote NO on Resolution 23-11.

Joe Page

Talkeetna, Alaska

From: [Brian Okonek](#)
To: [MSB Planning Commission](#)
Subject: Resolution 23-11
Date: Friday, April 14, 2023 4:23:45 PM

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

April 14, 2023

Dear MSB Planning Commission,

Please vote No on Resolution 23-11. It makes no sense to eliminate the Conditional Use Permit requirements for gravel extraction of less than 10,000 cubic yards per year. Communities and neighborhoods deserve to have the expectation that there will be public notice and public hearings concerning permits for industrial activity like gravel extraction. The proposed ordinance eliminates the CUP required in the current code taking away resident's ability to participate. Gravel extraction is an industrial activity that can affect the safety, health and quality of life in neighborhoods. Please vote NO on Resolution 23-11.

Sincerely,

Brian and Diane Okonek
Talkeetna

From: [kathy trump](#)
To: [MSB Planning Commission](#)
Subject: NO on Resolution 23-11
Date: Friday, April 14, 2023 12:16:09 PM

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

How many times will the public have to respond to Mokie Tew's outrageous proposal to eliminate the CUP for gravel extraction less than 10,000 cubic yards? By my count, this is the THIRD time I've responded to this resolution. Is Mokie Tew hoping opposition fades as people get busy? The Planning Commission and the Assembly work for us. We should not have to respond three times to an onerous resolution. Why would anyone want to move to the Valley or live in the Valley if their life can be disrupted by a gravel pit in their neighborhood, and they do not even have the right to comment? Plus, this resolution is a BLATANT conflict of interest. Mokie Tew was in the gravel business. Now his son is in the gravel business.

Please stop this insanity and vote NO.

Thank you,
Kathy Trump
907-315-8775
Talkeetna

From: [Jane & Larry](#)
To: [MSB Planning Commission](#)
Subject: opposed to gravel ordinance
Date: Friday, April 14, 2023 11:54:37 AM

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

Sent from [Mail](#) for Windows

I am writing to the Planning Commission in hopes that you will be voting NO on Resolution 23-11. I feel it is crucial for the public to have input and have public hearings. The fact that this has now been brought forward 3 times by Mr. Tew is unconscionable. Please VOTE NO and keep our neighborhoods free from gravel extraction.

Sincerely,

Jane Buskirk

From: [Ellen Edwards](#)
To: [MSB Planning Commission](#)
Subject: Proposed gravel ordinance (OR23-033)
Date: Friday, April 14, 2023 10:57:15 AM

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

Our family is opposed to the passage of OR-23-033. The current permitting is adequate and reasonable. There is no need to change it. The proposal would increase the amount of product removed from the ground without permit by 5 TIMES the current amount. The Mat-su borough MUST continue to provide safeguards to keep our community, land, lakes, wildlife, etc safe and desirable. This proposal would allow for gravel pits to be unrestricted and not restored, leaving ugly and potentially dangerous scars across the whole valley. Make a stand and strongly deny the passage of this ordinance. It's time for this ordinance to stop appearing in front of the assembly. The public have been very vocal about their opposition to increasing the Non-permitted removal of product from the earth from 2,000 yards to 10,000 yards. Listen to the people who elected you. It's time to end the recurring presence of this proposal on the assembly agenda. Vote No!!

Ellen Edwards
8758 N Sun Valley Drive
Palmer, AK 99645
907-746-6733

From: [Bee Long](#)
To: [MSB Planning Commission](#)
Subject: Res 23-11 Gravel Extraction
Date: Friday, April 14, 2023 10:44:13 AM

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

Dear Planning Commission,
Please vote this down. I have written twice before with lengthy arguments opposed.

This is the third time Assembly member Tew has brought this up. I believe that the tactic is to wear the public down. And when I say the public I mean the Alaska Rock Producers Association, community councils, the city of Palmer, greenbelt groups and people like myself who own property in a subdivision who want a say in material extraction sites in our neighborhood.

The new iteration of the gutting of the public process is a registration process. No public notice and no public hearing request. It is the same ole same ole.

Please vote this down.

Becky Long
Talkeetna

To: Mat Su Planning Commission

From: Ruth Wood, Talkeetna Alaska

Re: Comments Resolution PC No. 23-11 for April 17th Planning Commission Meeting

Date: April 14, 2023

Well here we go again, and what's new with OR 23-033 as compared with OR 22-131 — ABSOLUTELY, POSITIVELY NOTHING! and I ask the Planning Commission to vote 'NO' on Resolution 23-11.

This latest ordinance requested by Assemblyman Tew does nothing to address the problems the public has with his ordinance. Mr. Tew goodie-picked the proposed amendments he liked, neglected others that would at least have given his constituents some voice, and is once again trying to shove it down our throats. Furthermore the description says the proposed ordinance would create a registration process. That is misleading at best, and flatly untrue at worst; instead it would eliminate the required CUP and replace it with a registration process that cuts out the public and the public process.

THERE IS NOTHING WRONG WITH MSB 17.30. IT WORKS! THE COST OF A CUP IS NOT PREVENTING ANY CONTRACTOR FROM EXTRACTING GRAVEL.

OR 23-033 does not provide for notification to residents; it does not provide for public input; it does not address traffic impacts; it does not address water impacts. I cannot understand why the Assembly wants to cut the public out of the process by denying us the opportunity to influence matters that impact us greatly, but that is exactly what OR 23-033 is designed to do.

It is disingenuous to imply that a CUP requirement discourages development and use of our natural resources. If it did, the Mat Su Borough would not be experiencing the highest population growth rate in Alaska. But, why do we the people want a Conditional Use Process for gravel extractions? Because it gives us a chance to weigh in with local knowledge and to ask for stipulations that protect our properties and our neighborhoods. CUPs rarely deny a use. They simply allow stipulations that protect other properties and neighborhoods.

This is the third time that Mr. Tew has attempted to bring forth this ordinance. IT IS OUTRAGEOUS TO MAKE THE PUBLIC WRITE COMMENTS TIME AFTER TIME, SPEAK OUT TIME AFTER TIME. It wastes your time as well as ours. Please vote 'NO' on RES 23-11.

Sincerely,
Ruth D. Wood
Talkeetna

RESOLUTION # 04-23

A RESOLUTION FOR ROAD SERVICE AREA #15. CASWELL LAKES

Opposing Resolution 23-11

A resolution of the Matanuska-Susitna Borough Planning Commission amending MSB 17.30, Conditional Use Permit for Earth Material Extraction Activities by creating a registration process for earth matial extraction of 2,001 to 10,000 cubic yards annually.

WHEREAS, the Matanuska-Susitna Borough (Borough) has put forth Resolution 23-11 to the Planning Commission Proposing amending MSB 17.30 by eliminating the Conditional Use permit for earth materials extraction activities for up to 10,000 cubic yards (cy).

WHEREAS, the Caswell Lakes RSA 15 Board (RSA) believes that such a change is detrimental the RSA's roads and unnecessary.

WHEREAS, this change would adversely impact our mostly sub-standard gravel roads by increasing large truck traffic trips. Thus, requiring RSA 15 to spend more tax monies on repairing roads utilized by thousands of dump trucks hauling materials from probable multiple materials extraction sites.

WHEREAS, the current permitting process establishes standards that can be inspected and enforced by the Borough.

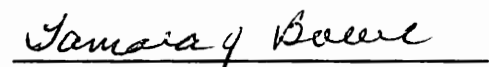
WHEREAS, the proposed resolution reduces standards with no mechanism for inspection and enforcement.

NOW THEREFORE BE IT RESOLVED, that the Road Service Area #15 Caswell Lakes Board of Supervisors opposes any change to MSB 17.30 Conditional Use Permit for Earth Materials Extraction.


ADOPTED by Road Service Area 15, Caswell Lakes Board of Supervisors:



Supervisor Signature



Supervisor Signature



Supervisor Signature

Date: 4 / 10 / 2023