

PC Reso 23-33
D & S Alaskan Trail Rides

HANDOUT



Picture of southeast corner of horse stables after portion of roof removed. Picture taken by Steve Van Troba August 13, 2023.



Picture of southwest corner of horse stables after portion of roof taken down. Picture by Steve Van Troba August 13, 2023



South end of horse stables after taking portion of roof down. Picture taken by Steve Van Troba August 13, 2023.



Southeast side of horse stable prior to being brought into compliance with setback code. Picture taken by Steve Van Troba

PC Reso 23-04
Essential Services

HANDOUT

Comments/Suggestions from MEA

17.05.042 PRE-APPLICATION REQUIREMENTS FOR NEW TYPE II ESSENTIAL SERVICE UTILITIES.

(A) Prior to applying for a conditional use permit, the potential applicant shall hold at least two community meetings:

(1) The meetings shall be held at a facility capable of seating a minimum of 20 people, and is central to the area or areas impacted by the proposed development;

(2) The meetings shall ~~not start prior to 5 p.m. and no later than 7 p.m.~~ **be held in the evening.**

(3) The meetings should try include online options (such as Zoom) for participation when available.

~~(3)~~ **(4)** Notification of the meetings shall, at a minimum, include the following:

(a) map of the route **or description of route** of the proposed development;

(b) description of the proposed development ~~including type of utility, height, and basic design;~~

(c) date, time, and location of ~~informational~~ **community** meeting;

(d) contact name, telephone number, and address of applicant; ~~and~~

(e) how the public can review more information on the proposed project and provide feedback such as a webpage and email address.

~~(e) comment form created by the borough that has a comment submittal deadline and provides options for submitting comments.~~

(5) At a minimum, notification for the meeting shall include the following:

(a) property owners within 600 feet of the centerline of the proposed route or routes; and

(b) any community council whose boundary is within 600 feet of the proposed route or routes.

(5) (c) ~~The mailing~~ **meeting notification** shall be ~~sent~~ **made** at least 15 calendar days prior to the pre-application meeting.

(B) A written report summarizing the results of the community **outreach meetings** shall be prepared **by the applicant** that includes the following information:

(1) dates and locations of all meetings where citizens were invited to discuss the potential applicant's proposal;

~~(2) content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, and other publications;~~ **list of the different project proposal materials developed, and efforts to inform the public and solicit feedback**

Commented [JIC1]: Too specific for time, and sometimes facilities such as public schools versus other venues dictate meeting times.

Commented [JIC2]: We get way more public participation when we provide hybrid meeting options, especially if the meetings are being held at night when families are trying to juggle multiple things.

Commented [JIC3]: This is just for the notification of a meeting (basically a postcard invite), and most of these things such as maps, etc. are too large of graphics to downsize into a notification size where a recipient could easily see/review. Comment forms should be provided at the meeting, and a mention of how folks can provide comments and get more project details should be included on the notification if they can't attend the meeting.

Commented [JIC4]: This is where we can provide information about newsletters, webpage, comment forms, audio recordings of public testimony, postcards, etc.

(3) sign-in sheet(s) used at each meeting, that includes places for names of those in attendance with the option to provide addresses, phone numbers, and other contact information such as email addresses, and notice in compliance with AS 40.25.300;

~~(4) a list of residents, property owners, and interested parties who have requested in writing that they be kept informed of the proposed development through notices, newsletters, or other written materials;~~

(5) the number of people who attended meetings;

(6) copies of written comments received at the meetings, by mail, and online;

(7) a certificate of mailing identifying the total number of recipients who were sent a meeting notification ~~were notified of the meetings;~~ and

(8) a written summary that ~~addresses~~ includes the following:

(a) the ~~substance of the public's written~~ comments and any reoccurring concerns;

(b) how the applicant has addressed or intends to address the concerns, issues, and problems expressed at public meetings and in the feedback forms. ~~during the process; and (c) concerns, issues, and problems the applicant has not addressed or does not intend to address and why.~~

(c) The pre-application report shall be submitted to the director. Written approval or rejection of the report shall be issued by the director. If rejected, director shall specify why the report was rejected and the applicant shall have the opportunity to rectify deficiencies and resubmit the report.

Under 17.05.048 STANDARDS FOR APPROVAL OF TYPE II ESSENTIAL SERVICE UTILITIES.

B)1 To the extent that is technically and reasonable feasible, and without substantially increasing installation or maintenance cost by more than 5% for the project, and no more than a \$50,000 increase per pole/structure location, the location of a Type II essential service utility is such that the its impact of any structure placements on visual and scenic resources of surrounding properties-residential structures ~~have~~ been ~~addressed~~ minimized;

B)3 Utilities shall make reasonable adjustments to the new Type II essential services to minimize ~~reduce~~ the impact to public parks, trails recognized within adopted borough plans, and water bodies ~~have been~~ minimized;

Under 17.05.100 APPEAL PROCEDURE

B) Except as specifically provided for by code, this chapter does not require the relocation or removal of a nonconforming use existing or under construction at the time of adoption of the ordinance codified in this chapter if such use was lawful at the time of its construction. **DELETE SENTENCES FOLLOWING THIS FIRST SENTENCE. Or change second sentence to say:**

Commented [JICS]: If a public agency requests personal information that may be used in a public record directly from the person, you have to provide notice to them that the personal information is optional and may be subject to public review.

No nonconforming use shall be constructed or operated except in accordance with these regulations, except to the extent it was in existence or previously approved under the requirements of Section C.

8/15/23

Dear Chair C.J. Koan and members of the Mat Su Borough Planning Commission,

This regards the MSB Assembly Resolution 23-04 amending code 17.05 Essential Service Utility to initiate a Conditional Use Permit process for new transmission line projects.

I support the passage of this resolution.

A Conditional Use Permit is necessary in order that communities can be part of the process to develop new electrical infrastructure. Local community people know the lay of the land and waters. They can be sources of valuable information to spare the utility future monetary costs due to troublesome areas and maintenance costs. The idea is to minimize the negative impacts to the community and the environment. The borough and state are large. But there are a myriad of public and private uses of much of the land in our borough.

A CUP process would increase transparency between the public, state and borough agencies and the utilities.

Please support this resolution.

Becky Long