

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice-Chair
Richard Allen, District 2 – Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Ivan Fonov, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
VACANT, Platting Officer
Lacie Olivieri, Planning Clerk

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

April 20, 2026
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN-PERSON: You will have 3 minutes to present your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at **noon on the Friday prior to the meeting.**

TELEPHONIC TESTIMONY:

- 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.”
- 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.

OBSERVE: Observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

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: April 6, 2026

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

Resolution 26-06

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying Three Parcels In The Big Lake Area As Reserved Use Lands, Resource Management Lands, And General Purpose Lands. (MSB008247)

Staff: Lisa Gray, Land Management Agent

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 the issues presented in it.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Motion to Amend Something Previously Adopted

Resolution 26-04

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Failure Of An Ordinance Repealing A General Standard Of MSB 17.30 Conditional Use Permit (CUP) For Earth Materials Extraction Activities.

B. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Individuals with disabilities requiring reasonable accommodation to participate in a Planning Commission meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MINUTES

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2 - Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
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Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

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

PLANNING COMMISSION MEETING MINUTES April 6, 2026

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on April 6, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

Present: – Commissioner Collins
Commissioner McCabe
Commissioner Allen
Commissioner Fonov
Commissioner Carpenter
Commissioner Glenn

Absent/Excused: Commissioner Scoggin

Staff Present: – Mr. Alex Strawn, Planning Department Director
Ms. Lacie Olivieri, Planning Department Admin
Ms. Erin Ashmore, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair Allen 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 Commissioner Glenn.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – March 16, 2026

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no Quasi-Judicial Introductions)

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS

Chair Allen read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. **COMMITTEE REPORTS**

(There were no committee reports.)

VI. **AGENCY/STAFF REPORTS**

(There were no Agency/Staff Reports)

VII. **LAND USE CLASSIFICATIONS**

VIII. **AUDIENCE PARTICIPATION** (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

IX. **PUBLIC HEARING QUASI-JUDICIAL MATTERS**

X. **PUBLIC HEARING LEGISLATIVE MATTERS**

Resolution 26-02

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Repealing MSB 8.25 Water Pollution Control And MSB 17.55.020(E), In Their Entirety.

Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

There being no other persons to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-02. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

VOTE: The main motion was passed without objection.

Resolution 26-03

A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.80 Nonconforming Structures, To Repeal The Notification Process And Fee Section.

Staff: Alex Strawn, Planning and Land Use Director

Chair Allen read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Allen inquired if commissioners had any questions for staff.

Chair Allen opened the public hearing.

There being no other persons to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved to approve Planning Commission Resolution 26-03. The motion was seconded by Commissioner Glenn.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

XV. DIRECTOR AND COMMISSIONER COMMENTS

Alex Strawn: It is great to have a full board again, so thank you to everybody for being here and participating. I do want to say April 13th, a week from today. We have a special training it is the first annual training that we put on to sort of talk about driveway permits, what zoning looks like in the borough, and sort of a how to develop in the borough. It is tailored for people that want to build or develop. We even got accredited by the state of Alaska. For people who have a contractors license it can be continuing education credits. But if anybody wants to learn about permitting requirements and things like that, floodplain, whatever it may be. We are going to have a full 8 hour session on that on April 13th in this room. 8 AM.

Commissioner Collins: Appreciate everyone for being here thank you for all the hard work staff does for us in preparing for these meetings. I look forward to April 20th.

Commissioner Fonov: No comment

Commissioner Carpenter: It's good to be back. Hawaii is warm but there's something about our state that I love very much especially here in the valley. It's good to see the faces again. I appreciate yall.

Commissioner McCabe: I just want to thank Assembly member Sumner for bringing all of these updates to our code forward that help us streamline government and make us more efficient. Like everyone else it is good to see yall.

Commissioner Glenn: No comment

Commissioner Allen: It has been fantastic spring weather here in our beautiful valley. I really hope that everyone has had the chance to get out and enjoy some of this sunshine and good weather. I also hope it is a harbinger of things to come after this winter we deserve a very nice summer so I hope that's what we have.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:16 p.m.

RICHARD ALLEN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

LAND USE CLASSIFICATION

Resolution No. 26-06

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying Three Parcels In The Big Lake Area As Reserved Use Lands, Resource Management Lands, And General Purpose Lands. (MSB008247)

Staff: Lisa Gray, Land Management Specialist



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: April 3, 2026

TO: Matanuska-Susitna Borough Planning Commission

FROM: Lisa Gray, Land Management Agent

FOR: Planning Commission Agenda of April 20, 2026 / Resolution 26-06
MSB008247

SUBJECT:

Classification of three borough-owned parcels in the Big Lake area. The proposed classification for each parcel is:

Parcel A – 5 acres as Reserved Use Lands – Emergency Service Facility (ESF) for a water well site and emergency helicopter landing zone, 35 acres as Resource Management Lands and Reserved Use Lands for gravel extraction and then a future public safety building or other future borough facilities

Parcel B – General Purpose Lands – for future land sale

Parcel C – General Purpose Lands – for future land sale

SUMMARY:

The Community Development Department respectfully requests Planning Commission review and recommendations regarding the proposed classification of the subject borough-owned parcels. The attached Preliminary Best Interest Finding provides supporting analysis and findings to assist the Planning Commission in its evaluation. Also included for review are the proposed resolution, a vicinity map, and any public comments received.

**PRELIMINARY BEST INTEREST FINDING
For the
Classification and Disposition of Borough-owned Land**

I. Summary of Proposed Action

The Matanuska-Susitna Borough Emergency Services has identified a site for a future Emergency Service Facility in the Big Lake Area located on Purinton Parkway. The Matanuska-Susitna Borough (MSB) proposes to classify a five-acre portion of a forty-acre parcel as RESERVED USE LANDS – ESF (Emergency Services Facility) for a future water fill site and emergency helicopter landing zone. The remainder thirty-five acres is proposed to be classified as RESOURCE MANAGEMENT LANDS and RESERVED USE LANDS for gravel extraction and then a future public safety building or other future public facilities (Parcel A). Staff are also requesting to reclassify two lots in the same area. Both lots are located on Susitna Parkway and are currently classified as RESERVED USE LANDS– ESF (Parcel B and Parcel C). It was determined by Emergency Service and Public Works that these lots would not be a good site for a future public safety building. Land & Resource Management proposes to classify Parcel B and Parcel C as GENERAL PURPOSE LANDS for a future land sale.

II. Property Site Factors

A. Location: The subject parcels are located on W. Susitna Parkway and S. Purinton Parkway in the Big Lake area.

B. Legal Descriptions and Parcel Size:

Parcel A: SW1/4 NW1/4, located within Section 3, Township 16 North, Range 4 West, Seward Meridian, Alaska, Palmer Recording District, Third Judicial District, State of Alaska as described in Notice of Forty-Acre Exemption recorded July 22, 2005, at serial number 2005-019194-0, containing 40 acres, more or less.

Parcel B: Lot 1, Block 1, Purinton Parkway Subdivision, according to plat 87-3, Palmer Recording District, Third Judicial District, State of Alaska, containing 7.8 acres, more or less.

Parcel C: Lot 1, MSB Daniels Subdivision, according to plat 2022-4, Palmer Recording District, Third Judicial District, State of Alaska, containing 9.3 acres, more or less.

C. Land Status: The subject properties were all acquired from the State of Alaska by patent.

Parcel A: Patent recorded July 26, 1974, in Book 85 at Page 638

Parcel B: Patent recorded September 16, 1981, in Book 243 at Page 993

Parcel C: Patent recorded July 26, 1974, in Book 85 at Page 638

D. Restrictions:

Land Classification

Parcel A is currently classified as Forest Management, Resolution Serial No. 94-090.

Parcel B is currently classified as Reserved Use - ESF (Emergency Services Facility) Ordinance 20-258.

Parcel C is currently classified as Reserved Use - ESF (Emergency Services Facility) Ordinance 06-081.

2. Land Use Plans

All the parcels fall within the Big Lake Comprehensive Plan Area. The plan encourages public lands to be managed to support the community land needs.

3. Title Restrictions

None. The lands were conveyed by the State of Alaska.

4. Covenants

None

5. Zoning

None

6. Easements & Other Reservations

Section line easements 50-feet in width attach to lands conveyed by the state.

Parcel A: Notice of Public Dedication recorded October 6, 1999, in Book 1038 at Page 128, for Purinton Parkway right-of-way.

Parcel B: Screening easement created on plat 87-3, along the west 15' and south 15'

Parcel C: Matanuska Electric Easement record a utility easement April 28, 2005, at serial number 2005-010305-0.

E. Current Land Use:

Parcel A: Timber Sales

Parcel B: Reserved for emergency services facility.

Parcel C: Reserved for emergency services facility.

F. Surrounding Land Use:

General Purpose, Residential, and Recreational.

G. Existing Infrastructure: Power is available for all parcels, Enstar gas is not available.

H. Soils & Terrain:

Parcel A: The largest portion of the property has Kichatna silt loam soils. There are also Kashwitna silt loam soils.

Parcel B: Most of the property has Kichatna silt loam soils.

Parcel C: This property has Kichatna silt loam soils.

I. Resources:

Parcel A: Most of the timber is white and black spruce with approximately one-third of the property with paper birch. Timber sales have been ongoing. Gravel reserves were identified in 2023 by RECON, with 50,000 cubic yards of class A fill.

Parcel B: unknown

Parcel C: unknown

J. Assessment: The 2026 tax appraised values are:

Parcel A \$110,600 Parcel B \$35,900 Parcel C \$48,100

III. Public, Borough Department Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within 600 feet of the proposed property have been notified of the proposed land classification. Additionally, notices were published in the Frontiersman and posted on the Borough website. The Big Lake Chamber of Commerce, Parks, Recreation & Trails Advisory Board, and local Road Service Area and Fire Service Area boards were also asked to comment.

Public comments were received as results of the public notice. Father Randy Hillman supports the reclassification of Parcel A with the only stipulation that when and if gravel is removed, the area will be returned to grade and covered with soil. He agrees with the reclassification of Parcel B and Parcel C, see attached comments. Kurt Echols commented he is all for ESF, but objects to another gravel pit in the area, see attached comments. Janice Barrett, trustee of the Sis Molash Barrett Trust, objects to a gravel pit as it will affect her property value. She also noted MSB should wait for the West Susitna Access Rd. to be created and then sell Parcel A to raise money for the Borough. She noted this is a moose property and she has concerns regarding the reclamation after the gravel is extracted, see attached comments. Staff notes the gravel will be used for future road projects in the area and will be left as a level parcel for future development.

A Borough inter-departmental review was conducted and comments were received from two divisions. The Department of Public Works, Pre-Design and Engineering Division requested Parcel B to have a 150' right-of-way easement reserved along Susitna Parkway and 50' right-of-way easement reserved along Purinton Parkway for future road improvements. This will provide for widening of both roads as well as the intersection enlargement. Specifically taking into consideration the deep hole and slope cuts that would be required on lots for highway widening. Staff notes when this property is sold the requested right-of-way easements will be reserved. Land & Resource Management staff commented that Big Lake Trail T13 (trail # 235 in the MSB Recreation Trails Plan) runs through Parcel A, and the trail will need to be relocated to preserve connectivity.

IV. Analysis & Discussion

The proposed reclassification and disposition of the subject parcels are consistent with the land management policies, and the land classification criteria set forth in MSB Title 23.

Reclassifying a five-acre portion of Parcel A as Reserved Use Lands – Emergency Services Facility (ESF) supports the Borough’s long-term objective to strategically locate public safety infrastructure in growing service areas. MSB 23.05.100(B)(13) provides that Reserved Use Lands are intended for present or future public use, including facilities operated by governmental agencies. The proposed ESF classification aligns with this definition and ensures that land suitable for emergency response functions remains protected for that purpose.

The remaining thirty-five acres of Parcel A are proposed for classification as Resource Management Lands and Reserved Use Lands to allow for interim gravel extraction followed by future public safety facility or other public facilities. MSB 23.05.100(B)(16) supports this classification where lands contain surface resources of current or potential value and are appropriate for multiple-use management. The identification of approximately 50,000 cubic yards of Class A fill material supports the Resource Management designation, while planned reclamation and grading will preserve the parcel’s long-term suitability for public use. Staff has determined that gravel extraction will directly support future Borough road projects in the area and that the parcel will be reclaimed to a developable condition, consistent with public comments requesting restoration following extraction. Parcel A is also traversed by Big Lake Trail T13 (Trail #235). Consistent with the MSB Recreation Trails Plan and Borough policy supporting trail connectivity, the trail will be relocated as necessary to maintain continuous public access while allowing future emergency services development.

Parcels B and C are currently classified as Reserved Use Lands – ESF; however, it has been determined by the Department of Emergency Services and the Department of Public Works that these parcels are no longer suitable for a public safety facility. Parcel C is located within the five-mile Insurance Services Office (ISO) response radius of the existing Big Lake fire station, which limits its functional necessity for DES purposes. Parcel B presents infrastructure and roadway constraints that would require significant right-of-way dedication and site modification to accommodate future roadway widening and intersection improvements.

Reclassifying Parcels B and C as General Purpose Lands is consistent with MSB 23.05.100(B)(4), which provides that General Purpose Lands are appropriate where physical characteristics, location, or surrounding development support a variety of potential uses. This classification allows the Borough flexibility to dispose of the parcels through a public land sale, consistent with Borough land disposal policies and the efficient management of surplus property. Prior to disposal, staff will ensure that necessary public use easements, including future right-of-way reservations requested by Public Works, are retained to accommodate long-term transportation improvements.

Taken together, the proposed classifications balance the Borough’s need for future emergency services infrastructure, responsible resource management, and the orderly disposal of lands no longer needed for public purposes. The action promotes public safety, supports local infrastructure development, preserves recreational connectivity, and returns surplus property to productive private use. Staff finds that the proposal meets the Borough’s Best Interest standard and is consistent with the authority granted under MSB 23.05.100(A) to classify Borough-owned land.

V. Final Administrative Decision

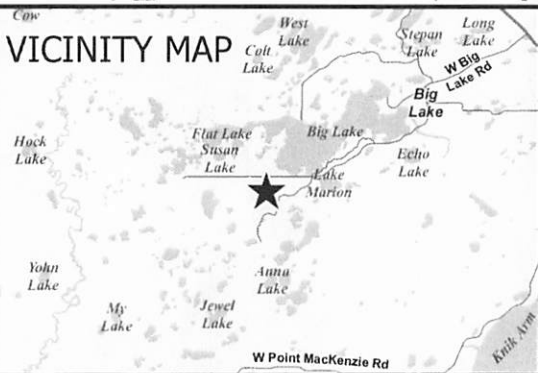
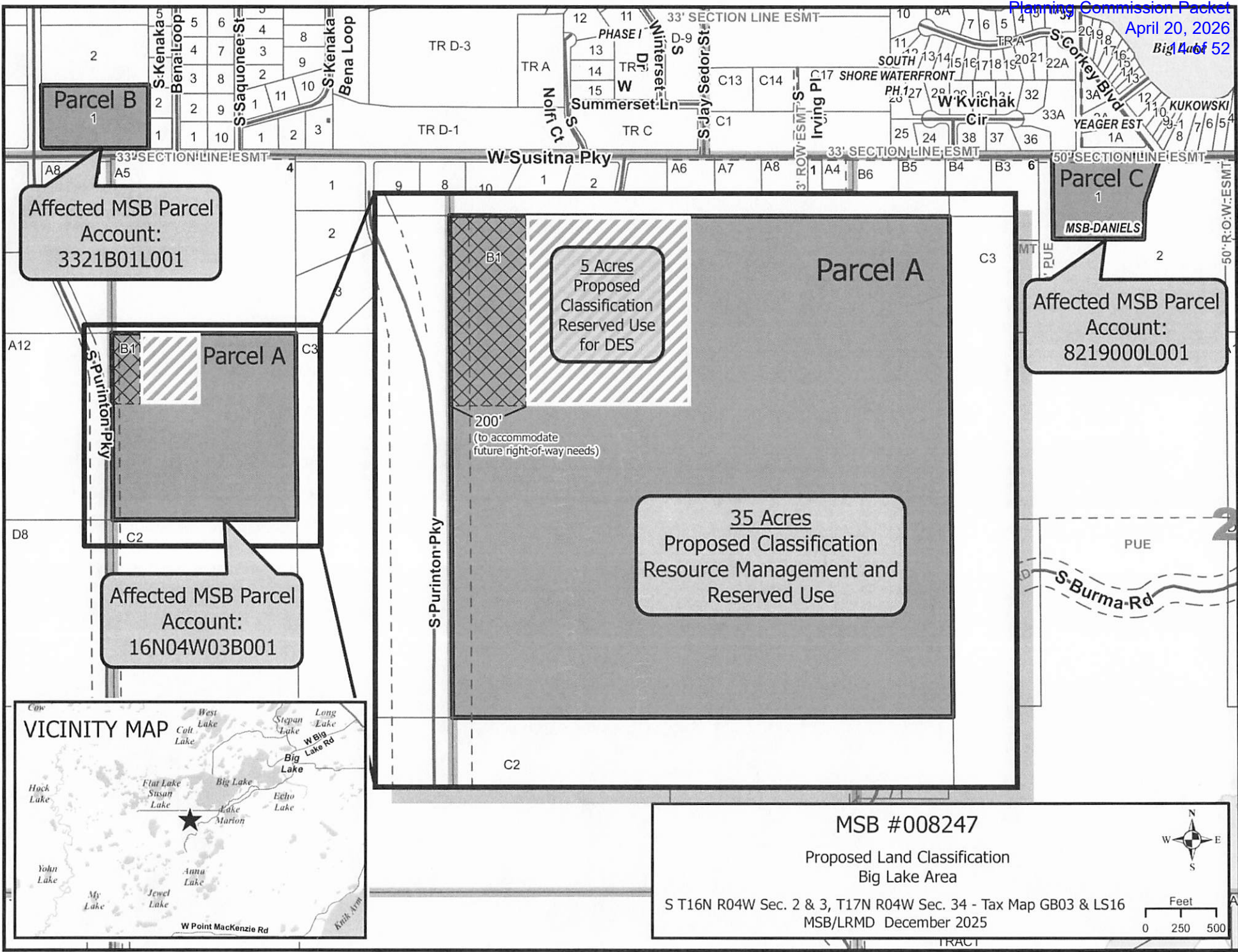
The Community Development Department, Land & Resource Management Division respectfully requests classification of a five-acre portion of Parcel A as RESERVED USE LANDS – ESF and the remainder thirty-five acres as RESOURCE MANAGEMENT LANDS and RESERVED USE LANDS as shown on the vicinity map. Staff requests Parcel B and Parcel C be classified as GENERAL PURPOSE LANDS for a future land sale.

MSB 23.05.100(B)(13) defines “Reserve Use Lands” are those lands which have been transferred, assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses.

MSB 23.05.100(B)(16) defines “Resource Management Lands” are land which, because of surface resources contained within the land or in connection with adjacent lands, are presently or potentially valuable for multiple-use management.

MSB 23.05.100(B)(4) defines “General Purpose Lands” are those lands which, because of physical features, adjacent development, location, or size of the area, may be suitable for a variety of uses, or which do not lend themselves to more limited classification under other land designations.

Authority: Classify land MSB 23.05.100(A)



MSB #008247
 Proposed Land Classification
 Big Lake Area

S T16N R04W Sec. 2 & 3, T17N R04W Sec. 34 - Tax Map GB03 & LS16
 MSB/LRMD December 2025

Feet
 0 250 500

Lisa Gray

From: Sarah Thomas
Sent: Friday, March 6, 2026 3:03 PM
To: Lisa Gray
Subject: Fw: Public Comment on NSB008247 Big Lake Land Reclassification for Sell

~Sarah Thomas
Administrative Specialist
Recreation & Library Services

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7631

From: Chaplain Randy Hillman <akrevran@gmail.com>
Sent: Friday, March 6, 2026 2:58 PM
To: Land Management <LMB@matsugov.us>
Cc: Hugh Leslie <Hugh.Leslie@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Kevin McCabe - State Rep Dist 30 - Big Lake <Representative.Kevin.McCabe@akleg.gov>; George Rauscher - State Senator Dist O - Sutton <Senator.George.Rauscher@akleg.gov>
Subject: Public Comment on NSB008247 Big Lake Land Reclassification for Sell

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

TO: Ms. Lisa Gray
Mat-Su Land & Resource Mgmt. Agent
FR: Father Randy Hillman
MSB PRT At-Large #4

Ms. Gray, I have reviewed the information you supplied in the mailer and looked at MSB's online property management for the parcels.

I can support the Reclassification of Parcel A (16N04W03B001) with the only stipulation that when and if Gravel is removed, the area will be returned to grade and covered with soil.

As a past board member of LEPC the Big Lake Area really needs larger EMS Facilities with parking, EMS Air-Evac, and extra above ground fuel storage, with meeting & CERT training room(s), etc.

Regarding Parcels B (3321B01L001) & C (8219000L001), I agree with the Reclassification so that the MS Borough can sell those parcels. I recommend it to be sold as residential property, without any Gravel extraction.

Blessings,
Fr. Randy Hillman

MSB PRT At-Large # 4

**Cc: Hugh Leslie, MSB PRT
Bill Gamble, Assembly Dist. 5
Rep. Keven McCabe Dist. 30
Senator George Rauscher**



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

MAR 05 2026

Community Development

18 2912B04L006
ECHOLS KURT
8440 MENTRA CT
ANCHORAGE AK 99518

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Land Classification (MSB008247)

Tax ID: 16N04W03B001, 3321B01L001, 8219000L001

The Matanuska-Susitna Borough, Land & Resource Management (MSB) is requesting the Planning Commission's recommendation on land classification and Assembly approval to sell two Borough-owned parcels and reserve one parcel for future emergency services facility and resource management. These three parcels are in the Big Lake area located on W. Susitna Parkway and S. Purinton Parkway. Department of Emergency Services (DES) proposes classifying a five-acre portion of a forty-acre parcel as RESERVED USE - ESF (Emergency Services Facility) for a future water fill site and emergency helicopter landing zone. The remainder thirty-five acres is proposed to be classified as RESOURCE MANAGEMENT LANDS and RESERVED USE LAND for a gravel extraction and then a future public safety building (Parcel A). Parcel B and Parcel C are currently classified as RESERVED USE - ESF. It was determined by DES and Public Works that these two lots are unsuitable for a future emergency services facility. MSB proposes classifying Parcel B and Parcel C as GENERAL PURPOSE for a future land sale.

Supporting material is available for public inspection by appointment only during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsu.gov. Public comments are 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 31, 2026**. If you have questions about this request or would like to schedule an appointment to view supporting materials, call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsu.gov (please refer to MSB008247 Land Classification when submitting comments).

Comments: I am all for the ESF, But we already have 3 Gravel PITS a stones throw from Kenaka subdivision I would hate to see another Gravel PIT in the area!

Kurt Echols

Signature:

(If you need more space for comments please attach a separate sheet of paper.)
*This public notice & request for comments is in compliance with MSB Code 23.05.025



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

MAR 31 2026

Community Development

61 16N04W02B005
SIS MOLASH BARRETT TRUST
14254 E OUTER SPRINGER LO
PALMER AK 99645

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Land Classification (MSB008247)

Tax ID: 16N04W03B001, 3321B01L001, 8219000L001

The Matanuska-Susitna Borough, Land & Resource Management (MSB) is requesting the Planning Commission's recommendation on land classification and Assembly approval to sell two Borough-owned parcels and reserve one parcel for future emergency services facility and resource management. These three parcels are in the Big Lake area located on W. Susitna Parkway and S. Purinton Parkway. Department of Emergency Services (DES) proposes classifying a five-acre portion of a forty-acre parcel as RESERVED USE - ESF (Emergency Services Facility) for a future water fill site and emergency helicopter landing zone. The remainder thirty-five acres is proposed to be classified as RESOURCE MANAGEMENT LANDS and RESERVED USE LAND for a gravel extraction and then a future public safety building (Parcel A). Parcel B and Parcel C are currently classified as RESERVED USE - ESF. It was determined by DES and Public Works that these two lots are unsuitable for a future emergency services facility. MSB proposes classifying Parcel B and Parcel C as GENERAL PURPOSE for a future land sale.

Supporting material is available for public inspection by appointment only during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsu.gov. Public comments are 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 31, 2026**. If you have questions about this request or would like to schedule an appointment to view supporting materials, call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsu.gov (please refer to **MSB008247 Land Classification** when submitting comments).

Comments: I don't want the gravel pit. My property abuts the PARCEL A and it will affect my property's value. I think the MSB should wait for the West Susitna Access Rd. to be "created" and then sell Parcel A to ~~raise~~ raise \$ for the borough. This is moose property.

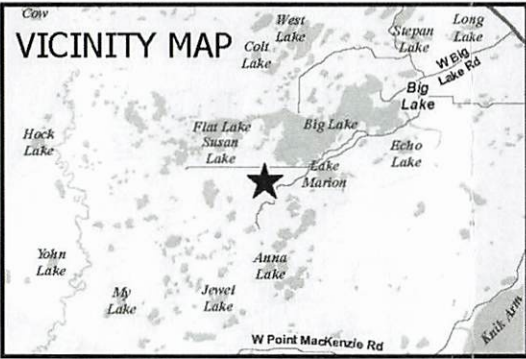
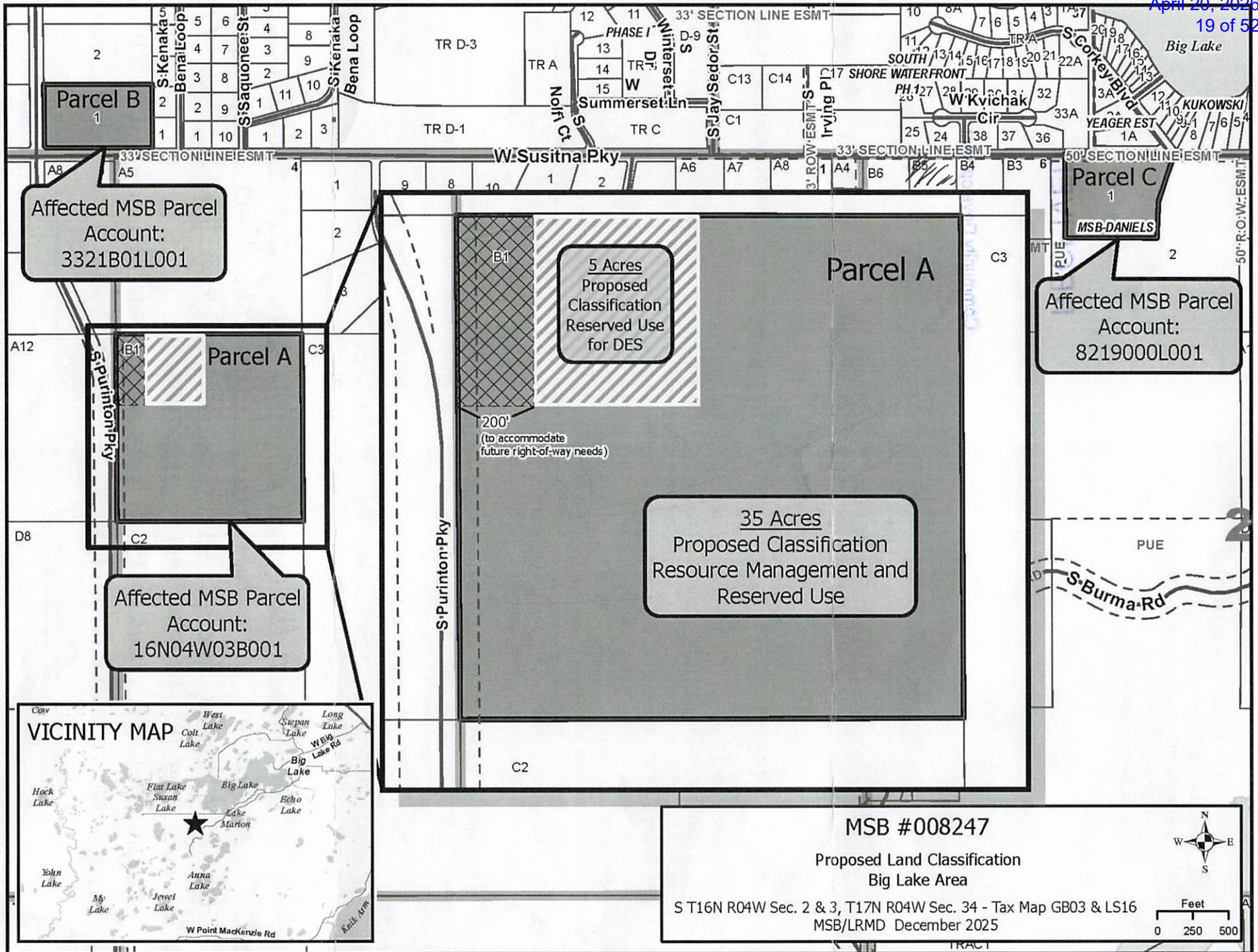
One thing that is constantly put forth is the phrase that the property will be flattened - not digging a hole - so that a fire station can be built some year in the future. This is not

Signature: Janice C. Barrett, Trustee

(If you need more space for comments please attach a separate sheet of paper.)
*This public notice & request for comments is in compliance with MSB Code 23.05.025

a statement that has been upheld in the past. Give me an example of a gravel pit that exists today where →

The developer of it said they would return it to its original landscape.



By: L.Gray
Public Hearing: April 20, 2026
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-06**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING THREE PARCELS IN THE BIG LAKE AREA AS RESERVED USE LANDS, RESOURCE MANAGEMENT LANDS, AND GENERAL PURPOSE LANDS. (MSB008247)

WHEREAS, the intent and rationale for this resolution are found in the accompanying Preliminary Best Interest Finding which also provides information specific to each parcel being classified; and

WHEREAS, a 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 Borough Assembly; and

WHEREAS, through land classification, the parcels identified for specific future purpose cannot be changed without Assembly approval.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification of Parcel A (tax parcel 16N04W03B001) for a five acre portion as "Reserved Use Lands - (ESF)" and the remainder thirty-five acres as dual classification of "Resource Management

Lands" and "Reserved Use Lands" as identified on the vicinity map, and classification for Parcel B (tax parcel 3321B01L001) and Parcel C (tax parcel 8219000L001) as "General Purpose Lands" for a future land sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2026.

Richard Allen, Chair

ATTEST

LACIE OLIVIERI, Planning Clerk

(SEAL)

YES:

NO:

CORRESPONDENCE



Objection to Marijuana Retail Store Application License No.: 42746, Applicant: F B B & Associates Inc., Business License No.: 2184725

From Biz MD <biz1mdb@gmail.com>

Date Thu 4/9/2026 3:31 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>; marijuana.licensing@alaska.gov <marijuana.licensing@alaska.gov>; fontainebrooksbrown@gmail.com <fontainebrooksbrown@gmail.com>

Cc auroraflyer@hotmail.com <auroraflyer@hotmail.com>; josh@settlersbaylodge.com <josh@settlersbaylodge.com>; bjore@mtaonline.net <bjore@mtaonline.net>; audrey@kpm.homes <audrey@kpm.homes>

 3 attachments (230 KB)

MarijuanaRetail_to_Childcare_lessthan1000ft.JPG; MarijuanaRetail_to_ClearViewCondos_lessthan300ft.JPG; MarijuanaRetail_to_SettlerBayLodge_lessthan100ft.JPG;

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

To:

Matanuska-Susitna Borough Planning Commission
Alaska Alcohol & Marijuana Control Office (AMCO)
F B B & Associates Inc.

Date: April 9, 2026

Re: Objection to Marijuana Retail Store Application License No.: 42746,
Applicant: F B B & Associates Inc., **Business License No.:** 2184725,
Proposed Location: 5851 S Knik-Goose Bay Rd., Wasilla, AK 99623

Dear Planning Commission Members and AMCO:

We are writing to you in our capacity as residents and board members of the **Clear View Condominium Association**. On behalf of our community, we are submitting this formal objection to the retail marijuana store application proposed by **F B B & Associates Inc.** at **5851 S Knik-Goose Bay Rd.**

While we recognize that marijuana retail is a legal use within the Borough, we maintain that this specific application requires rigorous scrutiny regarding neighborhood impact and land-use compatibility. The Matanuska-Susitna Borough's Conditional Use Permit (CUP) process is designed to ensure that such businesses complement their surroundings and protect the rights and safety of adjacent property owners. It is our position that the proposed location fails to meet these standards.

Our objection is based on the following concerns:

- **Proposed retail site is too close—less than 300 ft.—to our established residential neighborhood, Clear View Condominiums.**
- **Overall incompatibility with the neighborhood:** Increased traffic, noise, loitering, litter, late night activity, and less personal security will materially detract from the value, character, integrity, and safety of the community.
- **Shared entrance with Clear View Condominiums** directly off busy Knik-Goose Bay Road onto Clearview Loop, a privately owned and maintained street, will **significantly increase vehicle traffic and noise** to our neighborhood.
- **Personal safety concerns:** Residents (half are senior citizens) and their dogs enjoy safely walking in the neighborhood and to Settlers Bay Lodge and Knik Superstore. Pedestrians will be **inconvenienced and much less safe because of increased vehicle traffic.**
- Lack of traffic control signage at egress for exiting vehicles.
- Incompatibility with proposed future senior housing adjacent to the retail site.
- Proposed retail site is:
 - **Less than 1000 ft. to childcare and learning center**, Learn to Play in the Bay LLC (5705 S Settlers Bay Dr). This **DOES NOT comply with MSB 17.60.150 (B) (1);**
 - **Less than 100 ft. to Settlers Bay Lodge** outdoor dining and event spaces. No noise or visual buffers currently exist between restaurant and proposed retail site;
 - **Less than 1000 ft. to Settlers Bay Community Church** (6865 W Dewlap Cir).

Given the close proximity to sensitive areas—including a daycare, a church, a well-respected restaurant and event destination, and a high-density senior population—and the clear non-compliance with Borough Code, we respectfully urge the Borough and AMCO to **deny this application.**

Attached to the email are our measurements (from Google Maps) between the proposed retail site and nearby properties, and below is a list of the Conditional Use sections we understand as not complying with Matanuska-Susitna Borough Code:

1. The proposed use **WILL detract** from the value, character, and integrity of the surrounding area (MSB 17.60.100 (B) (1)).
2. The proposed use **WILL adversely affect** public health, safety, convenience, and welfare (MSB 17.60.100 (B) (2)).
3. Sufficient setbacks, lot area, buffers, and other safeguards are **NOT provided** (MSB 17.60.100 (B) (3)).
4. The proposed use **WILL detract from and negatively affect** other properties due to factors such as noise and odor (MSB 17.60.150 (A) (1)).
5. Measures are **NOT in place** to reduce negative effects upon adjacent properties (MSB 17.60.150 (A) (2) (a-c)).
6. The proposed use is **NOT compatible** with the character of the surrounding area (MSB 17.60.150 (A) (3)).
7. The proposed use is **located LESS than 1,000 feet of school grounds** (MSB 17.60.150 (B) (1)).

For all of the above reasons, we request that the Planning Commission **OPPOSE** and **DECLINE** this application and any further consideration of this retail marijuana establishment in our neighborhood.

Please include this letter in the official record for this application. We request to be notified of any subsequent hearings, staff reports, or modifications regarding this proposal.

Also, please contact us if you need additional information or have questions.

Respectfully,

The Board of Clear View Condominium Association

Mark Betzold, President, 6040 S. Clearview Loop, (907) 414-1336, biz1mdb@gmail.com

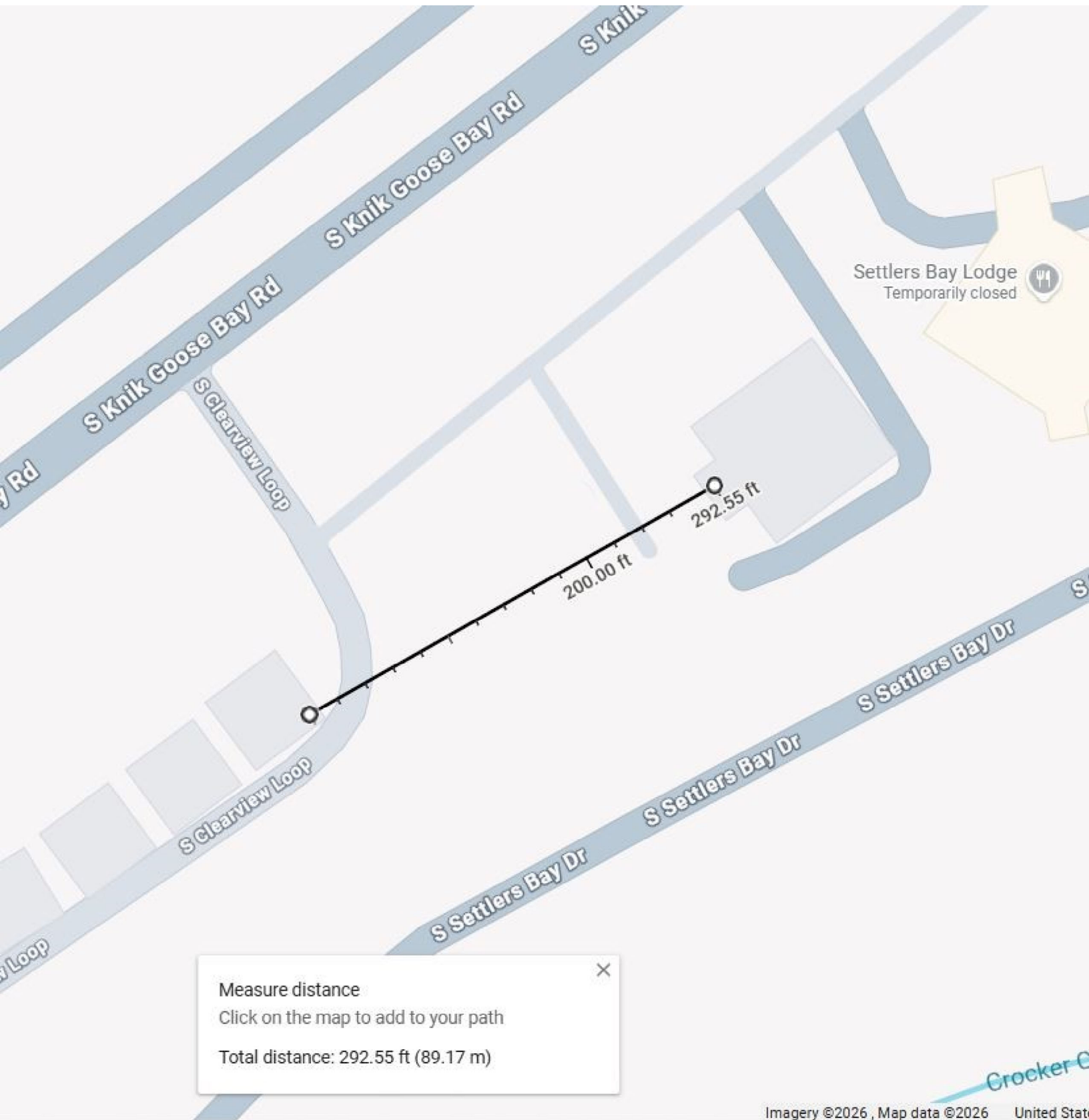
J'Ann Riggs, Vice President, 6190 S. Clearview Circle, auroraflyer@hotmail.com

Joshua Broda, 5980 S. Clearview Loop, josh@settlersbaylodge.com

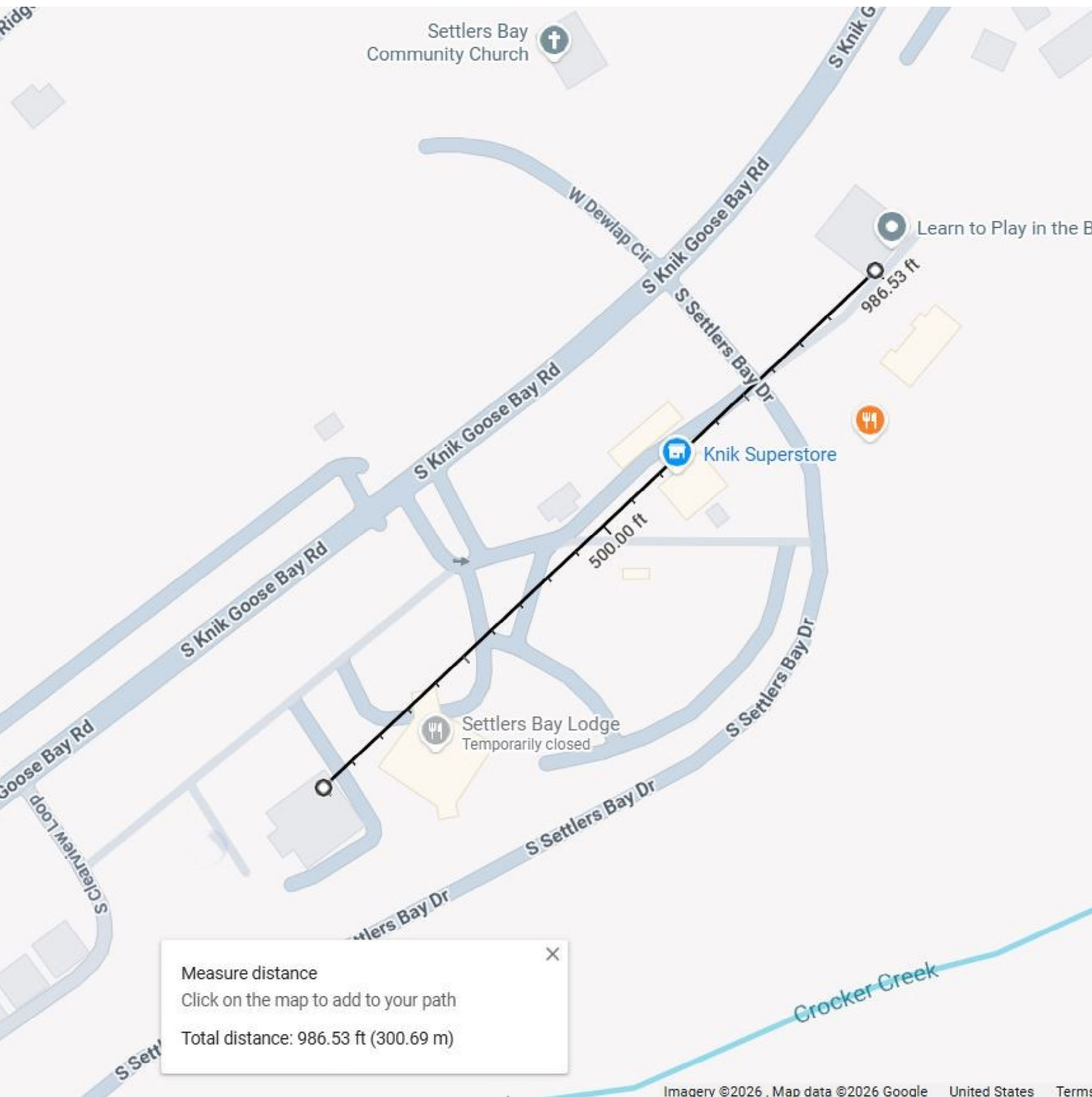
Linda Bjore, 6080 S. Clearview Loop, bjore@mtaonline.net

Include in all replies:

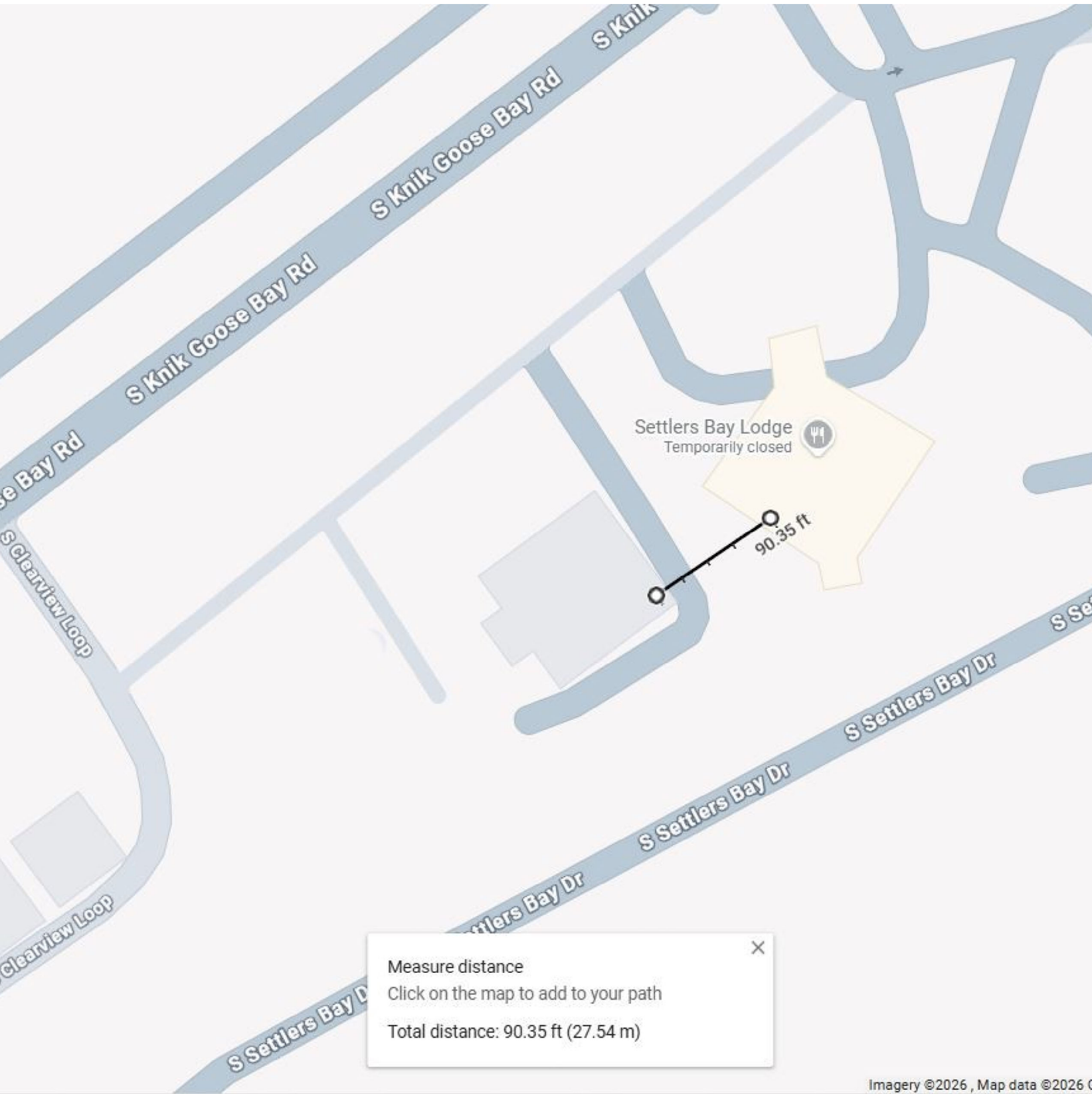
Audrey Kirn, Klondike Property Management, Anchorage, audrey@kpm.homes



Measure distance ×
Click on the map to add to your path
Total distance: 292.55 ft (89.17 m)



Measure distance ✕
Click on the map to add to your path
Total distance: 986.53 ft (300.69 m)



**MOTION TO AMEND
PLANNING COMMISSION
RESOLUTION 26-04**

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM




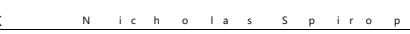
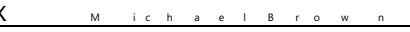
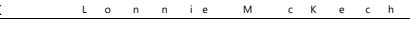
IM No. 26-030

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING A GENERAL STANDARD OF MSB 17.30 CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES.

AGENDA OF: February 17, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Refer to Planning Commission for 90 days.

Route To	Signatures
Originator	 <input checked="" type="checkbox"/> A l e x S t r a w n Signed by: Alex
Department Director	 <input checked="" type="checkbox"/> A l e x S t r a w n Signed by: Alex
Finance Director	 <input checked="" type="checkbox"/> C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel
Borough Attorney	 <input checked="" type="checkbox"/> N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos 1 / 2 3 / 2 0 2 6
Borough Manager	 <input checked="" type="checkbox"/> M i c h a e l B r o w n Signed by: Mike Brown 1 / 2 3 / 2 0 2 6
Borough Clerk	 <input checked="" type="checkbox"/> L o n n i e M c K e c h n i e Signed by: Lonnie Mckechnie

ATTACHMENT (S): Ordinance Serial No. 26-021 (1 p)
 MSB 17.30 (13 pp)
 Planning Commission Resolution No. 26-___ (pp)

SUMMARY STATEMENT: This ordinance is at the request of Assemblymember Sumner.

The proposed ordinance repeals MSB 17.30.060(A)(1). Within Title 17, earth materials extraction is the only conditional use permit subject to a specific comprehensive plan consistency standard. Alaska Statute 29.40.040(A) provides that comprehensive plans are to be implemented through the adoption of land use regulations. Accordingly, when a conditional use complies with the applicable land use standards, the use is considered consistent with the comprehensive plan. The Borough's comprehensive plans are adopted as guiding policy documents and are not self-implementing. The

existing standard effectively assigns the comprehensive plan a regulatory role beyond its intended purpose. The proposed ordinance removes this standard while maintaining the intent and operation of the Borough's established conditional use review processes.

The proposed ordinance supports the goals and objectives of the Borough Comprehensive Plan.

Matanuska-Susitna Borough Comprehensive Plan

Goal E-3: Create an attractive environment for business investment.

- Policy E3-2: Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.

RECOMMENDATION OF ADMINISTRATION: Refer to Planning Commission and then introduce and set for public hearing.

CHAPTER 17.30: CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES 30 of 52

Section

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[17.30.025 Nonconforming uses](#)

[17.30.030 Types of permits available](#)

[17.30.035 Application procedures](#)

[17.30.037 Material extraction below or within four feet of the seasonal high water table](#)

[17.30.040 Criteria to qualify for an administrative permit](#)

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[17.30.110 Amendment of conditional use permit](#)

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[17.30.130 Termination of permit](#)

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

[17.30.150 Appeal procedures](#)

17.30.010 INTENT AND PURPOSE.

(A) It is the intent of the Matanuska-Susitna Borough to recognize the value and importance of promoting the utilization of natural resources within its boundaries. The purpose of this chapter is to allow resource extraction activities while promoting the public health, safety, order, prosperity, and general welfare of the Matanuska-Susitna Borough through regulation of land use to reduce the adverse impacts of land uses and development between and among properties. It is the further purpose of this chapter to promote compatible, orderly development. These purposes are accomplished by:

- (1) allowing for a public review process for earth materials extraction activities in the Matanuska-Susitna Borough;
- (2) enhancing the character and stability of residential, agricultural, business, commercial, and industrial areas, promoting the orderly and beneficial development of such areas by the owner/permittee in a manner that will not devalue the extraction site or neighboring properties for future beneficial uses upon completion of gravel extraction;
- (3) promoting diversified land use and economic opportunity;
- (4) encouraging the most appropriate uses of land;
- (5) enhancing the natural, manmade, and historical amenities of the Matanuska-Susitna Borough;
- (6) recognizing and preserving traditional uses of land within the Matanuska-Susitna Borough; and
- (7) protecting and enhancing the quality, peace, quiet and safety of the Matanuska-Susitna Borough neighborhoods.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.020 APPLICABILITY.

- (A) This chapter applies to all private and public lands in the borough except where the use is prohibited by ordinance within a special land use district. Where a special land use district regulates earth materials extraction as a conditional use, the granting of a conditional use permit shall require compliance with this chapter. Where this chapter is in conflict with the conditional use permit conditions of the special land use district, the more restrictive conditions shall apply.
- (B) This chapter does not apply within the cities of Houston, Palmer, or Wasilla, or the Port MacKenzie Special Use District.
- (C) This chapter applies to commercial earth materials extraction activities where the principal activity of use of the property is the extraction of earth materials.
- (D) This chapter does not apply when earth material extraction activity is not intended for sale or barter.
- (E) Annual extraction of more than 2,000 cubic yards of earth materials on property that has not been granted a permit or pre-existing legal nonconforming status as of the date of the enactment of this chapter is required to obtain a conditional use permit or administrative permit.
- (F) *[Repealed by Ord. 11-153, § 13, 2011]*

(G) Extraction of 2,000 cubic yards or less annually on any one parcel does not require an administrative or conditional use permit. Where a site is exempt under this subsection the exemption is revoked if operations proceed within four feet of the seasonal high water table.

(H) This chapter shall not apply to earth material extraction activities on land owned by the state of Alaska that are in existence as of the date of adoption of the ordinance codified in this chapter except for such operations that extract materials within four feet of the water table. Where a site is exempt under this subsection the exemption is revoked if operations proceed to within four feet of the water table.

(Ord. 16-102, § 10, 2016; Ord. 12-096, § 3, 2012; Ord. 11-153, § 13, 2011; Ord. 08-043, §§ 2, 3, 2008; Ord. 07-130, § 2, 2007; Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.025 NONCONFORMING USES.

(A) At the date of adoption of the ordinance codified in this chapter, or amendments thereto, earth materials extraction activities that have been granted a permit or pre-existing legal nonconforming status are permitted to continue subject to the provisions of this section.

(B) *[Repealed by Ord. 11-153, § 14, 2011]*

(C) *[Repealed by Ord. 11-153, § 14, 2011]*

(D) Legal nonconforming extraction operations shall comply with MSB 17.28.067(A) through (D).

(E) Operations with pre-existing legal nonconforming status that extract material below or within four feet of the seasonal high water table shall conduct operations in accordance with the requirements outlined in MSB [17.30.037](#)(D), except that MSB [17.30.037](#)(D)(8)(b) through (d) shall not apply.

(F) Nonconforming status shall expire if material extraction or earth material processing activity ceases for longer than five years.

(Ord. 11-153, § 14, 2011; Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.030 TYPES OF PERMITS AVAILABLE.

(A) There are two types of permits available for earth materials extraction:

(1) *Administrative permit* – a use permit approved by the director with public notification may be issued if the proposed development meets the minimum thresholds for an administrative decision.

(2) *Conditional use permit* – a conditional use permit granted by the planning commission after a public hearing, when the proposed development goes beyond the minimum threshold for an administrative permit.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.035 APPLICATION PROCEDURES.

(A) For all permits required under this chapter, the following shall be submitted to the department:

- (1) a completed application form provided by the department;
- (2) a site development plan in accordance with MSB 17.28.050 and 17.28.060;
- (3) the fee in the amount designated in MSB 17.99; and
- (4) reclamation plan in accordance with MSB 17.28.063.

(B) The director may reject any application which is incomplete or fails to meet the requirements of this section. The rejection shall be in writing and shall state the deficient items. Once the deficiencies have been corrected, the complete application will be processed.

(C) If the minimum criteria for an administrative permit can be met, the director will notify surrounding property owners in accordance with MSB 17.03, public notification, except that the notification area will be one-half mile. Within 30 days of acceptance of the application, the administrative permit will be issued with conditions to address concerns raised by neighboring property owners, and as deemed appropriate by the director, to protect the public health, safety and general welfare.

(D) *[Repealed by Ord. 11-153, § 15, 2011]*

(E) If the proposed development exceeds the minimum criteria for an administrative permit, a public hearing before the planning commission shall be conducted within 45 calendar days of the acceptance of a complete application in accordance with MSB 17.03, public notification, except that the notification area will be one-half mile. The applicant may waive the 45-day limit.

(F) The planning commission shall hear any interested parties and shall render a decision on the application for a conditional use permit within 30 calendar days from the date of public hearing, unless the applicant agrees to a time extension. In the granting of a conditional use permit, the planning commission shall state in writing the conditions of approval of the permit.

(Ord. 11-153, § 15, 2011: Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.037 MATERIAL EXTRACTION BELOW OR WITHIN FOUR FEET OF THE SEASONAL HIGH WATER TABLE.

(A) Extraction of material below or within four feet of the seasonal high water table requires a permit under this section except:

- (1) material extraction in navigable water performed under the authority of the state or federal

governments.

(B) Prior to application for a water table extraction permit, the following requirements shall be met:

(1) installation of a sufficient number of monitoring wells and test pits, as recommended by a qualified professional, to adequately determine groundwater flow direction, hydraulic gradient, water table and seasonal high water table elevation, and monitor groundwater quality upgradient and downgradient of the proposed activity on the property on which the activity will take place. Monitoring well and test pit locations must provide the qualified professional with adequate information to characterize the entire property that will be permitted for material extraction:

(a) Monitoring wells shall be installed, maintained, and decommissioned in accordance with 18 AAC 80.015.

(b) Well casing elevations shall be surveyed to a vertical accuracy of 0.01 feet by a registered land surveyor.

(c) Monitoring well logs and a report must be submitted to the Alaska Department of Natural Resources (ADNR) prior to time of application. The submittal to ADNR must comply with 11 AAC 93.140 by showing well construction parameters and information.

(2) collection of a sufficient number of representative groundwater samples, as recommended by a qualified professional, to determine baseline water quality.

(a) Baseline representative groundwater samples shall be collected biannually (either mid-summer and fall or fall and late winter) from monitoring wells, and at a minimum, be analyzed for arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, total nitrite/nitrates, phosphates, total dissolved solids, fecal coliform bacteria, benzene, toluene, ethylbenzene, and xylenes by appropriate methods approved by the state. Additional analytes shall be included if recommended by a qualified professional and based on review of regulated potential sources of contamination within one-half mile of the boundary of the property on which the activity will take place;

(b) Representative groundwater samples shall be collected under supervision of a qualified professional using sampling methods and analytical methods as defined by a state-certified laboratory. Sampling methods shall include documentation to assure acquisition of representative samples.

(3) Determination of seasonal high water table elevation, groundwater flow direction, hydraulic gradient, and water table elevation for the site shall be measured under supervision of a qualified professional.

(4) A written report shall be completed by a qualified professional that makes a determination about the potential adverse effects to groundwater and surface water body elevation, groundwater and surface water

quality, surrounding water users and adjacent properties. The determination shall be based on available data, interpretations of the data and knowledge of groundwater processes. 35 of 52

- (5) The report shall be submitted with the conditional use permit application and shall:
- (a) identify existing public water system sources (i.e., wells, springs, surface water intakes), as identified by the state, that are located within one-half mile of the boundary of the property on which the activity will take place;
 - (b) identify actual or presumed private drinking water wells located within one-half mile of the boundary of the property on which the activity will take place and include a copy of the available well logs. The qualified professional shall inspect ADNR well log records available for properties within one-half mile of the boundary of the property on which the activity will take place;
 - (c) identify public drinking water source capture areas less than or equal to the distance of the two-year-time-of-travel isochron as identified or approved by the state, located within one-half mile of the boundary of the property on which the activity will take place;
 - (d) identify existing regulated potential sources of contamination within at least one-half mile of the boundary of the property on which the activity will take place;
 - (e) contain maps at appropriate scales presenting the results of the well search, the setbacks required by subsection (D)(8) of this section, and illustrating wetlands and water bodies; at least one map shall show identified potential sources of contamination;
 - (f) include the water table elevation monitoring data, groundwater sampling analytical results, monitoring well logs and records of any test pits, and a discussion of the seasonal high water table determination;
 - (g) evaluate subsurface hydrologic conditions and identify potential adverse effects that may occur as a result of material extraction. The evaluation of the hydrologic conditions shall include identifying confining layers; and
 - (h) The report and all data relied upon in creation of the report shall be provided to the borough and shall be available to the public for inspection and review by members of the public.
- (6) A monitoring plan shall be completed by a qualified professional with appropriate action levels requiring additional investigation and monitoring to assess potential adverse effects to groundwater or surface water.
- (a) The monitoring plan shall include a field sampling plan; and

(b) The plan shall contain all well construction and development details.

(C) In addition to the application requirements for a conditional use permit for earth materials extraction, the application for a water table extraction permit shall include:

- (1) a description of the proposed extent and depth of material extraction beneath the seasonal high water table.
- (2) a written report that meets the requirements of subsection (B) of this section, a monitoring plan, and a spill prevention, control, and countermeasures plan as required by this section.
- (3) a fee in the amount designated by the assembly in accordance with this chapter.
- (4) a certificate of general liability insurance with limits not less than \$1,000,000 per occurrence/\$1,000,000 aggregate for operations involving less than 40 acres and \$2,000,000 per occurrence/\$2,000,000 aggregate for operations involving 40 acres or larger. Insurance shall insure liability for bodily injury and property damage and be written on the Insurance Services Office form number CG0001 12 07 or a form as broad as CG0001 12 07. The certificate of insurance shall include 30 days' notice of cancellation to the borough. The borough shall be named on the applicant's general liability policy as an additional insured and the applicant shall waive their rights of subrogation against the borough. Such insurance shall remain in full force and effect in the specified amounts for the duration of the permit period. Insurance coverage must include liability for providing comparable alternate sources of drinking water to all impacted parties served by any private or public water system adversely affected as a result of the activity.
- (5) a certificate of pollution liability insurance with limits of \$1,000,000 per occurrence/\$1,000,000 aggregate including third party bodily injury and property damage and cleanup costs. If the responsible party's pollution liability (environmental) insurance is written on a claims-made form, the responsible party shall provide insurance for a period of three years after expiration or termination of the permit. The policy(ies) shall evidence a retroactive date, no later than the effective date of the conditional use permit.

(D) Operating standards for extraction within or below four feet of the seasonal high water table are as follows:

- (1) Implement a monitoring plan that meets the requirements of this chapter. If existing wells will provide sufficient data, no additional wells are required;
- (2) Implement the spill prevention, control and countermeasures plan in accordance with Environmental Protection Agency's requirements for above ground storage tank operations regardless of the quantity of petroleum products on site;
 - (a) Fuel storage containers larger than 50 gallons shall be contained in impermeable berms and

basins capable of retaining 110 percent of the storage capacity;

(b) Fuel storage containers 50 gallons or smaller shall not be placed directly on the ground, but shall be stored on a stable impermeable surface;

(c) Locate above ground storage tanks farthest from the path of groundwater flow to private and public water systems and farthest from state-approved drinking water source capture areas, and outside the setbacks for all drinking water sources;

(d) Equipment operating within the area of excavation shall be maintained to minimize leaks of petroleum fluids. Equipment that releases petroleum fluids to the environment shall be repaired as soon as practical. The responsible party or owner shall contain the leaks immediately on discovery; and

(e) In the event of a reportable release of regulated contaminants, notification shall include the director and shall occur concurrently with the state and federal agencies, if applicable.

(3) Groundwater flow direction, hydraulic gradient, and groundwater table elevation for the subject parcel shall be measured at least monthly during active extraction. Monitoring wells must be maintained or replaced with equivalent monitoring wells.

(4) Collect groundwater samples biannually prior to seasonal excavation startup and within two weeks of seasonal shutdown from the down-gradient and cross-gradient monitoring wells. Sample collection shall be conducted in accordance with sampling methods defined by a state certified laboratory.

(a) Representative groundwater samples shall be analyzed, at a minimum, for benzene, toluene, ethylbenzene, xylenes, and total dissolved solids, by methods approved by a certified laboratory as well as any analyte identified in the water quality monitoring data with a concentration within 15 percent of the applicable water quality standards established by state regulation. Groundwater sample analysis shall include testing for analytes that may indicate water quality changes including, but not limited to, pH, conductivity, nitrates, sulfates, sodium, calcium, magnesium, bicarbonate, and potassium.

(b) Analytical sampling results and water elevation monitoring data shall be retained for two years following completion of reclamation activities and shall be provided to the director upon request.

(i) If the monitoring data indicates that a maximum contaminant level set under 18 AAC 80 has been exceeded, or if the water level measurements indicate a shift, beyond natural variability, in the elevation of the water table, the owner or responsible party shall report that result to the department within 48 hours of notification.

(c) A qualified professional shall annually submit a report to the department that includes:

- (i) a table of monitoring results;
 - (ii) water quality sample analytical results in a table that includes the appropriate maximum contaminant levels established under 18 AAC 80; and
 - (iii) water table elevation monitoring data.
- (5) Operations shall not breach or extract material from a confined aquifer or a confining layer beneath a perched aquifer currently used as a drinking water source.
- (a) If evidence suggests a confined aquifer or confining layer has been breached, or if groundwater or surface water elevation changes rapidly or beyond natural variation, the director shall be notified within 24 hours.
 - (i) A hydrologic assessment, conducted by a qualified professional, to determine the affected area and the nature and degree of effects and a description of potential repair or mitigation options shall be submitted to the director within 14 calendar days of notification;
 - (ii) Repair or mitigation sufficient to address identified effects shall be initiated as soon as practical, not to exceed 45 calendar days from the date the assessment is received by the director;
- (6) Proof of insurance as required by subsection (C)(4) of this section to mitigate impacts arising from the extraction activity shall be maintained until completion and acceptance of reclamation activities.
- (7) Operations should be conducted in accordance with the current publication of the State of Alaska's User Manual Best Management Practices for Gravel Pits.
- (8) Operations shall maintain the following setbacks:
- (a) sixty-five feet from the property line, except where operations encompass contiguous parcels and extraction within four feet of the seasonal high water table is proposed across adjoining lot lines;
 - (b) five hundred feet from the nearest downgradient drinking water source;
 - (c) three hundred fifty feet from the nearest cross-gradient drinking water source; and
 - (d) two hundred feet from the nearest upgradient drinking water source.
 - (i) Minimum separation distances shall not apply to drinking water sources constructed after a permit to extract material below the water table has been issued.

(Ord. 11-153, § 16, 2011)

17.30.040 CRITERIA TO QUALIFY FOR AN ADMINISTRATIVE PERMIT.

(A) To qualify for an administrative permit, all of the following criteria must be met:

(1) *[Repealed by Ord. 16-102, § 11, 2016]*

(2) extraction activities subject to the permit shall not exceed:

(a) twenty-four months. A one-time extension of six months may be granted administratively upon written request from the applicant; provided, that all conditions of the permit have been met; or

(b) annual volume of 7,000 cubic yards (one cubic yard equals one and one-half tons) or less; and

(3) any proposed batch plant use shall not exceed 24 months.

(B) The director may also set basic conditions of approval for issuance of the administrative permit, as appropriate for the area in which the development is sited, for the following:

(1) setbacks (no less than minimum setback requirements as established in MSB 17.55; however, may be increased as appropriate for existing surrounding development);

(2) visual screening, noise mitigation, lighting restrictions and roads/access restrictions as appropriate for surrounding development and in accordance with development standards referenced in MSB 17.28.060, site development standards; and

(3) road maintenance may be required by permittee.

(Ord. 16-102, § 11, 2016; Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.050 PLANNING COMMISSION APPROVAL.

(A) *[Repealed by Ord. 16-102, § 12, 2016]*

(B) The commission may set conditions of approval for issuance of the conditional use permit, as appropriate for the area in which the development is sited, for the following:

(1) setbacks (no less than minimum setback requirements as established in MSB 17.55; however, may be increased as appropriate for existing surrounding development);

(2) visual screening, noise mitigation, lighting restrictions and roads/access restrictions as appropriate for surrounding development and in accordance with development standards referenced in MSB 17.28.060,

site development standards;

(3) road maintenance may be required of the permittee; and

(4) length of time of operation and location of batch plants.

(Ord. 16-102, § 12, 2016: Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.055 REQUIRED COMPLIANCE WITH STATE AND FEDERAL LAWS.

(A) All applicants for permits for earth materials extraction are required to demonstrate compliance with state and federal law. Prior to final approval of the permit, the applicant or agent shall provide written documentation of compliance with the following:

(1) mining license as required by the Alaska State Department of Revenue, pursuant to A.S. 43.65;

(2) mining permit as required by the Alaska State Department of Natural Resources (ADNR) if extraction activities are to take place on state land;

(3) reclamation plan as required by ADNR, pursuant to A.S. 27.19;

(4) notice of intent for construction general permit or multi-sector general permit and storm water pollution prevention plan, and other associated permits or plans required by the Department of Environmental Conservation (DEC) pursuant to the Alaska Pollutant Discharge Elimination System (APDES) requirements; and

(5) United States Army Corps of Engineers permit pursuant to Section 404 of the Clean Water Act, 33 U.S.C. 1344, if material extraction activity is to take place within wetlands, lakes and streams.

(B) In addition to the requirements in subsection (A) of this section, all activity shall be conducted in compliance with state or federal regulations governing the items listed below. Written documentation of compliance with these regulations is not required. Complaints received by the borough of violations of requirements within this section will be forwarded to the appropriate agency for enforcement.

(1) *Air quality.*

(a) EPA air quality control permit is required for asphalt plants and crushers.

(b) ADNR burn permit is required for brush or stump burning. Combustibles shall be stockpiled separate from noncombustibles, and burn permit requirements shall be followed.

(c) ADEC dust control and air quality regulations pertaining to burning activities shall be followed.

(2) *Water quality.*

(a) EPA or ADEC regulations controlling spills, spill reporting, storage and disposal of oil, anti-freeze and hydrocarbons.

(3) *Use and storage of hazardous materials, waste and explosives.*

(a) EPA regulations controlling use of hazardous materials shall be followed.

(b) Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (FBATFE) regulations shall be followed when storing or using explosives.

(C) Failure to comply with any of the requirements in subsections (A) and (B) of this section is a violation of the permit, and is subject to enforcement pursuant to MSB [17.30.140](#).

(IM 07-289, page 2 (part), presented 11-13-07; Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.060 GENERAL STANDARDS FOR APPROVAL.

(A) In granting an administrative permit or a conditional use permit, the director or commission must make the following findings:

- (1) that the use is not inconsistent with the applicable comprehensive plan;
- (2) that the use will preserve the value, spirit, character, and integrity of the surrounding area;
- (3) that the applicant has met all other requirements of this chapter pertaining to the use in question;
- (4) that granting the permit will not be harmful to the public health, safety and general welfare; and
- (5) that the sufficient setbacks, lot area, buffers or other safeguards are being provided to meet the conditions listed in MSB [17.30.050](#)(B).

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.110 AMENDMENT OF CONDITIONAL USE PERMIT.

(A) A conditional use permit may be amended by application to the department and approval by the planning commission. The applicant shall provide the department an update of all information required in the original permit, shall describe the proposed changes in detail, and shall provide copies of any additional state and federal permits which the amendments may require. The notice and hearing provisions of this chapter shall apply to an amendment to the permit.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.120 TRANSFER OF A CONDITIONAL USE PERMIT.

(A) A permit may be transferred subject to the conditions of MSB 17.60.180.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.130 TERMINATION OF PERMIT.

(A) A permit shall terminate under this chapter subject to the conditions in MSB 17.60.190.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.140 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

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

(B) It is a violation to conduct commercial earth material extraction activities without a permit issued under this chapter unless designated as an interim materials district or as a pre-existing legal nonconforming use in accordance with MSB 17.28 or MSB [17.30.025](#).

(C) It is a violation to operate with a permit issued under this chapter but in violation of any criteria or condition which was necessary for the issuance of the permit.

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

(Ord. 11-153, § 17, 2011; Ord. 05-124(SUB)(AM), § 2 (part), 2005)

17.30.150 APPEAL PROCEDURES.

(A) The provisions of MSB 15.39 govern appeals from a decision of the planning commission granting, denying, modifying, or revoking a conditional use permit under this chapter. The provisions of MSB 15.39 govern an appeal of a planning department enforcement action or decision.

(Ord. 05-124(SUB)(AM), § 2 (part), 2005)

Sec. 29.40.040. Land use regulation.

(a) In accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan, the assembly by ordinance shall adopt or amend provisions governing the use and occupancy of land that may include, but are not limited to, zoning regulations restricting the use of land and improvements by geographic districts;

(1) land use permit requirements designed to encourage or discourage specified uses and construction of specified structures, or to minimize unfavorable effects of uses and the construction of structures;

(2) measures to further the goals and objectives of the comprehensive plan.

(b) A variance from a land use regulation adopted under this section may not be granted if

(1) special conditions that require the variance are caused by the person seeking the variance;

(2) the variance will permit a land use in a district in which that use is prohibited;
or

(3) the variance is sought solely to relieve pecuniary hardship or inconvenience. (§ 11 ch 74 SLA 1985)

Sec. 29.40.050. Appeals from administrative decisions.

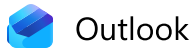
(a) By ordinance the assembly shall provide for an appeal from an administrative decision of a municipal employee, board, or commission made in the enforcement, administration, or application of a land use regulation adopted under this chapter. The assembly may provide for an appeal to a court, hearing officer, board of adjustment, or other body. The assembly shall provide for an appeal from a decision on a request for a variance from the terms of a land use regulation when literal enforcement would deprive a property owner of rights commonly enjoyed by other properties in the district.

(b) By ordinance the assembly may provide for appointment of a hearing officer, or for the composition, appointment, and terms of office of a board of adjustment or other body established to hear appeals from administrative actions. The assembly may define proper parties and prescribe evidentiary rules, standards of review, and remedies available to the hearing officer, board of adjustment, or other body. (§ 11 ch 74 SLA 1985)

Sec. 29.40.060. Judicial review.

(a) The assembly shall provide by ordinance for an appeal by a municipal officer or person aggrieved from a decision of a hearing officer, board of adjustment, or other body to the superior court.

(b) An appeal to the superior court under this section is an administrative appeal heard solely on the record established by the hearing officer, board of adjustment, or other body. (§ 11 ch 74 SLA 1985)



Gravel pits

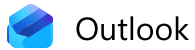
From Susan Dent <docdent@mtaonline.net>
Date: 3/6/2026 6:15 AM
To: MSB Planning Commission <msb.planning.commission@matsugov.us>

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

Dear planning commission

Gravel pits have a tremendous impact on communities. A community's comprehensive plan must be considered when approving new pits. Maxwell Sumners ordinance should not be approved.

Thank you.
Susan Dent
Sent from my iPad



pr p Or inanc OR26-021

Fr m Alex Ma oy <ama oy@ya oo.com>

Dat e 3/8/2026 11:59 AMh

T o SB Planning Commission <msb.planning.commission@matsugov.us>

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

Regarding the proposed Ordinance OR26-021 - just say NO. Tired of these builders/contractors trying to change things to line their pockets at our expense.

from: Alexander Ma oy
8048 W Sun Ridge cir
Wasilla

Thank you for your attention to this matter.
Sent from my iPhone

Dear Planning Commission Members and Assembly Members,

My name is Sharon Herrell-Rudd, and I am a resident of the Meadow Lakes area. I am writing to express my opposition to proposed Ordinance OR26-021.

The Comprehensive Plan exists to guide responsible development and ensure that the voices of residents are considered when major land use decisions are made. Removing the requirement that the Comprehensive Plan be considered when reviewing a Conditional Use Permit for gravel extraction removes a critical safeguard for communities like ours.

Gravel pits bring significant impacts including increased truck traffic, dust, noise, and potential declines in nearby property values. These decisions should never be made without careful consideration of the surrounding community and the long-term vision outlined in our Comprehensive Plans.

The situation involving the proposed gravel operation on Mental Health Trust land near Sylvan demonstrated exactly why this requirement matters. Community members were able to raise valid concerns, and those concerns were taken seriously because the Comprehensive Plan had to be considered during the review process.

If Ordinance OR26-021 is approved, residents will lose an important tool that ensures community planning and public input remain part of the decision-making process.

I respectfully urge the Planning Commission and the Assembly to vote NO on Ordinance OR26-021 and maintain the current protections that require Comprehensive Plans to be considered.

Thank you for your service and your attention to this important issue.

Sincerely,

Sharon Herrell-Rudd

Meadow Lakes Resident



OR 1

From Amy Schachle <amyschachle@yahoo.com>

ate Sun 3/8/2026 5:05 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

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

Hello Planning Commission,

I am writing to urge you to vote no on OR 26-021 which eliminates the requirement that a communities' Comprehensive Plan be considered when a Conditional Use Permit for gravel is being reviewed. Why shouldn't a communities' Comprehensive Plan be Considered when proposing anything for a community? OR 26-021 appears to be a way for less desirable projects to more easily gain access to established communities. It's even more worrying that OR26-21 is being proposed by an Assembly person that has strong ties to building in the community and would greatly benefit from this.

I urge you to vote not on OR 26-021 and allow all community Comprehensive Plans to be taken into consideration when granting permission for projects in the community.

Sincerely,
Amy Schachle

7494 West Sun Ridge Circle
99623 D

CODE ORDINANCE

Sponsored by: Sumner
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 26-021**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REPEALING
A GENERAL STANDARD OF MSB 17.30, CONDITIONAL USE PERMIT (CUP) FOR
EARTH MATERIALS EXTRACTION ACTIVITIES.

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. Repeal of paragraph. MSB 17.30.060 (A) (1) is hereby
repealed in its entirety.

Section 3. Effective date. This ordinance shall take effect
upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day
of -, 2026.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

By: A. Strawn
Introduced: March 2, 2026
Public Hearing: March 16, 2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-04**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING FAILURE OF AN ORDINANCE REPEALING A GENERAL STANDARD OF MSB 17.30 CONDITIONAL USE PERMIT (CUP) FOR EARTH MATERIALS EXTRACTION ACTIVITIES.

WHEREAS, Assembly Ordinance 26-021 repeals MSB 17.30.060 (A) (1); and

WHEREAS, the Planning Commission reviewed the ordinance and held a public hearing on a resolution in support of the ordinance; and

WHEREAS, following the public hearing, the Planning Commission failed to garner the votes necessary to recommend approval of the ordinance; and

WHEREAS, the commission was divided on the matter and the final vote was 3-2 with Commissioners Carpenter, McCabe, and Fonov in support, and Commissioners Collins and Allen against; and

WHEREAS, rationale for the votes in favor are as follows:

- Within Title 17, earth materials extraction is the only conditional use permit subject to a specific comprehensive plan consistency standard.

- Alaska Statute 29.40.040(A) provides that comprehensive plans are to be implemented through the adoption of land use regulations.
- The Borough's comprehensive plans are adopted as guiding policy documents and are not self-implementing.
- The existing standard effectively assigns the comprehensive plan a regulatory role beyond its intended purpose.
- The proposed ordinance removes this standard while maintaining the intent and operation of the Borough's established conditional use review processes.

WHEREAS, rationale for votes against are as follows:

- The proposed change is unnecessary.
- The current process respects local communities' work in developing comprehensive plans.
- The unique nature of gravel pits warrants additional scrutiny.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends failure of Assembly Ordinance 26-021.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 16th day of March, 2026.



RICHARD ALLEN, Chair

ATTEST

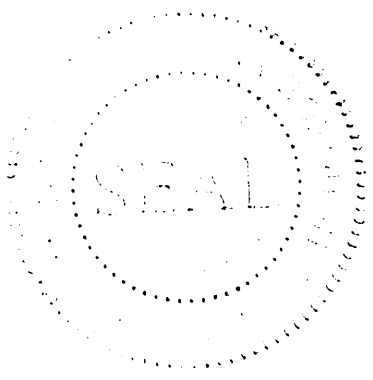


LACIE OLIVIERI, Planning Clerk

(SEAL)

YES: Allen, Carpenter, Collins, McCabe, Fonov

NO: None



FUTURE AGENDA ITEMS



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Matsu.gov

MEMORANDUM

DATE: April 14, 2026

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Rick Benedict)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Heindel)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Rick Benedict)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 8211000L001 (Staff: Rick Benedict)
- Alaska Gravel Company – Earth Materials Extraction; 21N04W18C004 (Staff: Rebecca Skjothaug)
- Knetch – Variance; 6070000L1051 (Staff: Rebecca Skjothaug)
- Hart Variance - Tax ID# 8578B05L015A (Staff: Natasha Heindel)
- Bad Gramm3r LLC – Marijuana Retail Facility; 1068000L020 (Staff: Rick Benedict)
- McIntyre Farms LLC – Marijuana Cultivation Facility; 6025B02L007 (Staff: Rick Benedict)
- Riordan Variance - Tax ID# 6041B08L010 (Staff: Rebecca Skjothaug)

Legislative

- Historic Preservation Plan (HPP) (Staff: Paul Clark)
- MSB Borough-Wide Comprehensive Plan (Staff: Jason Ortiz/Alex Strawn)