

By: A. Strawn
Introduced: March 2, 2026
Public Hearing: March 16, 2026
Motion to Amend Something
Previously Adopted Filed: March 27, 2026
Motion to Amend Something
Previously Adopted Heard: April 20, 2026
Action:

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

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ~~FAILURE~~ APPROVAL 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, within Title 17, earth materials extraction is the only conditional use permit subject to a specific comprehensive plan consistency standard; and

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

WHEREAS, Alaska Statute 29.40.040(A) provides that comprehensive plans are to be implemented through the adoption of land use regulations; and

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

WHEREAS, the Borough's comprehensive plans are adopted as guiding policy documents and are not self-implementing; and

~~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, the proposed ordinance removes this standard while maintaining the intent and operation of the Borough's established conditional use review processes; and

~~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—the proposed ordinance supports the goals and objectives of the Borough Comprehensive Plan.~~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 approval of Assembly Ordinance 26-021.

~~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 2016th day of April~~March~~, 2026.

RICHARD ALLEN, Chair

ATTEST

LACIE OLIVIERI, Planning Clerk

(SEAL)

YES:

NO: