

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA**

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
 Thomas Healy, District 2
 John Klapperich, Chair, District 3
 Colleen Vague, District 4
 William Kendig, District 5
 Tomas Adams, District 6
 Vern Rauchenstein, District 7



John Moosey, Borough Manager

**PLANNING & LAND USE
DEPARTMENT**

Eileen Probasco, Director of Planning &
 Land Use
 Lauren Driscoll, Planning Services Chief
 Alex Strawn, Development Services
 Manager
 Fred Wagner, Platting Officer
 Mary Brodigan, Planning Clerk

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

**April 18, 2016
 REGULAR MEETING
 6:00 p.m.**

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - A. MINUTES
 - 1. March 21, 2016, regular meeting minutes
 - 2. April 4, 2016, regular meeting minutes
 - 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

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

A. **Resolution 16-15**, A resolution approving a variance to allow handicap access to a ramp/deck at the Trapper Creek Inn to remain set back 15.9 feet from the Parks Highway right-of-way; 23471 S. Parks Highway; within Township 26 North, Range 5 West, Section 29, Seward Meridian. (*Staff: Susan Lee, Applicant: Dooley Enterprises, LLC*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 16-17**, a resolution recommending Assembly adoption of the Louise Susitna Tyone Lakes Comprehensive Plan Update previously known as the Lake Louise Comprehensive Plan. Public Hearing continued from April 4, 2016. (*Staff: Sara Jansen*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.

**PUBLIC HEARING
QUASI-JUDICIAL**

Resolution No. 16-15

Trapper Creek Inn Variance Request
23471 S. Parks Highway

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PUBLIC HEARING

STAFF REPORT



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

E-mail: permitcenter@matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

File Number: 176520160001

Applicant & Property Owner Dooley Enterprises LLC

Request: Planning Commission Resolution No. 16-15
Request for a setback variance in accordance with MSB 17.65 – Variances

Location: MSB Waiver 93-14PWm, recorded at 93-55W, August 12, 1993 (MSB Tax Account# 26N05W29D007); 23471 S. Parks Highway; within Township 26 North, Range 5 West, Section 29, Seward Meridian

Size of Property: 26.61 acres

Public Hearing: April 18, 2016

Planning Commission Action: The planning commission shall conduct a public hearing and render a decision on the application for a setback variance

Reviewed By: Eileen Probasco, Planning & Land Use Director *EProbasco*
Alex Strawn, Development Services Manager *AS*

Staff: Susan Lee, Planner II *Susan*

Recommendation: Approval

EXECUTIVE SUMMARY

A setback variance request has been submitted to allow the handicap access ramp/deck at the Trapper Creek Inn to remain set back less than 25 feet from the Parks Highway right-of-way. In order to grant a variance, the planning commission must find that each of the requirements of MSB 17.65.020(A) has been met.

LAND USE

Existing Land Use:

The lot is currently developed with the Trapper Creek Inn and fuel station, an airplane hangar, an RV park, gift shop, and one cabin.

Surrounding Land Use:

The subject lot is located at milepost 114.6 of the Parks Highway. The Parks Highway is adjacent to the west side of the property. Petersville Road is northwest of the property. There is an airstrip adjacent to the east side of the property. Cache Creek Lodge is adjacent to the property on the north side. There are some residential cabins to the east, west, and south of the property. The Trapper Creek Library and public safety building are southwest of the property, on the west side of the Parks Highway.

HISTORY

The property owners are in the process of subdividing the subject property into two lots to be known as Munro Subdivision. In order to complete the platting process the setback violations must be resolved. A Legal Nonconforming Status Determination was approved for the gas pumps and canopy/awning being set back less than 25 feet from the Parks Highway right-of-way. The handicap access ramp/deck at the Trapper Creek Inn is in violation of the right-of-way setback from the Parks Highway. When the building was constructed in 1983 it was in compliance with the 25 foot right-of-way setback requirement. However, when the handicap access ramp/deck was built by previous owners it was constructed less than 25 feet from the highway right-of-way. The handicap access ramp/deck was constructed in order to comply with the Americans with Disabilities Act (ADA).

COMPREHENSIVE PLAN

The property is located within the Trapper Creek Community Council planning area. A community comprehensive plan has not been adopted for this area. The property reverts to the guidelines established in the MSB Comprehensive Plan (2005 Update). The plan does not specifically address setbacks and variances. One of the land use goals states:

Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.

Policy LU-1: Provide for consistent, compatible, effective and efficient development within the borough.

The proposed setback variance is consistent with the policies and goals of the MSB Comprehensive Plan (2005 Update). The variance will allow the structure to remain in compliance with the Americans with Disabilities Act. The building was constructed in compliance with the setback requirements, however the handicap access ramp/deck was constructed in violation of the right-of-way setback requirement.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

Finding: Notices were mailed to all property owners within 600 feet of the subject property. A total of 17 notices were mailed. The public hearing notice was published in the

March 1, 2016 Frontiersman. The application material was posted on the borough's web site. The application material was also mailed to the Trapper Creek Community Council. The community council did not submit comments.

In addition to the applicant's responses to code sections 17.65.020 and 17.65.030, the applicant provided the following information:

Description

Trapper Creek Inn, located at Mile 114.6 South Parks Highway, is a convenient check point that provides local residents and travelers with fuel, groceries, and many other amenities.

Variance Specifically Described

We are seeking a variance for the handicap access ramp/deck located on the front entrance of the Trapper Creek Inn's primary facility. The handicap access ramp/deck was constructed to provide wheelchair access and bring the decades-old facility into compliance with the requirements of the Americans with Disability Act (ADA). The ramp is 15.9' from the property/right-of-way line, at its closest point, violating the MatSu Borough's building setback which requires all structures to be at least 25' back from any public right-of-way.

A variance for this handicap access ramp/deck should be granted as the building which it serves was built outside the building setback, prior to the Americans with Disability Act (1990) the ramp has been added to satisfy the mandatory ADA compliance and better serve all people. The entrance that the ramp provides access to is the customer entrance for the facility. Due to the building's floor plan and surrounding topography it is the only feasible access point for the public.

Section 17.65.020 Requirements for Granting a Variance

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

Applicant Response:

Condition/Circumstance – Topographical and Safety. The ADA compliant handicap access ramp cannot be relocated to the north or south side of the property. A gas station and fuel pumps exist along the north side. The ground slopes downward along the south side of the building, creating much higher climb to achieve access (See Attached photo). The only access to the business is on the west side of the property.

Staff Findings:

Finding: The subject lot is 26.61 acres in size

Finding: This waiver parcel was created in 1993.

Finding: The Trapper Creek Inn building was constructed in 1983 and was built in compliance with the 25 foot right-of-way setback requirement.

Finding: The handicap access ramp/deck was constructed by previous owners in order to bring the structure into compliance with the mandatory Americans with Disabilities Act of 1990.

Finding: The Americans with Disabilities Act required that handicap access be provided at the facility.

Finding: According to the application material the ground slopes downward along the south side of the building, creating a much steeper climb for access. The fuel pumps and gas station are located on the north side of the building.

Finding: The only public access to the business is on the west side of the building.

Finding: The handicap access ramp/deck is constructed within compliance of ADA specifications, as a smaller sized ramp would not meet ADA compliance requirements.

Conclusions of Law: Based on the above findings, there are unusual conditions or circumstances applicable to this property as the handicap access ramp/deck was constructed at this particular location in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act requirements (MSB 17.65.020(A)(1)).

(2) The strict application of the provisions of this title could deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

Applicant Response:

In order to provide accessibility to all customers and meet mandatory ADA requirements, Trapper Creek Inn, built an ADA compliant handicap access ramp/deck.

Staff Findings:

Finding: The handicap access ramp/deck was constructed in order to meet mandatory ADA requirements.

Finding: The Trapper Creek Inn building was in compliance with the 25 foot right-of-way setback requirement when it was constructed.

Finding: The handicap access ramp/deck was constructed on the west side of the building which is the public access to the building.

Conclusions of Law: The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties, as the mandatory handicap access was constructed at the only feasible location on the building (MSB 17.65.020(A)(2)).

(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

Applicant Response:

- a. The ADA handicap access ramp/deck is not adjacent to neighboring property.
- b. The ADA handicap access ramp/deck provides a service to the public.

Staff Findings:

Finding: At its closest point the handicap access ramp is set back 15.9 feet from the Parks Highway right-of-way. However, at its closest point the ramp is set back 91.5 feet from the highway pavement (see drawing in application material).

Finding: No written comments in opposition to the variance request were received.

Finding: The access ramp/deck provides handicap access to the Trapper Creek Inn.

Conclusions of Law: Based on the above finding, granting the variance will not be injurious to nearby properties, or harmful to the public welfare (MSB 17.65.020(A)(3)).

(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

Applicant Response:

The variance will provide safe access to the Trapper Creek Inn which is located in an undeveloped area of the MatSu Borough.

Staff Findings:

Finding: MSB Chapter 17.65 – Variances, was written to grant relief to property owners whose lots are impacted by topographic constraints and/or existing land use regulations thereby making the lot undevelopable.

Finding: The Trapper Creek Inn building was constructed in compliance with the setback requirements.

Finding: The handicap access ramp/deck was constructed in order to meet the mandatory requirements of the Americans with Disabilities Act.

Finding: The proposed setback variance is consistent with the policies and goals of the MSB Comprehensive Plan (2005 Update), as the variance will allow the structure to remain in compliance with the Americans with Disabilities Act.

Conclusions of Law: Based on the above findings, the proposed variance meets the intent of MSB 17.65 and is consistent with the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) (MSB 17.65.020(A) (4)).

(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Applicant Response:

The existing ADA handicap access ramp/deck is constructed within compliance of ADA specifications. A ramp/deck of smaller size would not be within ADA compliance.

Staff Findings:

Finding: The proposed variance is only for the handicap access ramp/deck.

Finding: The handicap access ramp/deck was mandatory in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act.

Finding: The handicap access ramp/deck was constructed to ADA specifications.

Finding: The ramp was constructed in this location as it is the public access to the building.

Conclusions of Law: Based on the above findings, deviation from this title is necessary to permit reasonable use of the property, as handicap access was a mandatory requirement of the Americans with Disabilities Act (MSB 17.65.020(A)(5)).

Section 17.65.030 Cases Where Variance is Illegal

(A) A variance from this title may not be granted if:

(1) Special conditions that require the variance are caused by the person seeking the variance.

Applicant Response:

ADA handicap access ramp/deck provides safe accessibility for ingress and egress to Trapper Creek Inn and was mandated by ADA.

Staff Findings:

Finding: The person seeking the variance did not construct the handicap access ramp/deck.

Finding: The handicap access ramp/deck was constructed in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act.

Finding: The handicap access ramp/deck was constructed at this particular location since it is the only public access to the building.

Finding: Placing the handicap access ramp/deck around the back of the building is impractical.

Finding: The person seeking this variance is doing so in order to resolve the setback violation in order to subdivide the property into two lots.

Conclusions of Law: Based on the above findings, the person seeking the variance did not cause the need for the variance; the Americans with Disabilities Act of 1990 caused the need for the variance (MSB 17.65.030(A)(1)).

(2) The variance will permit a land use in a district in which that use is prohibited.

Applicant Response:

The use of the lot which the Trapper Creek Inn is located complies with current MatSu zoning regulations.

Staff Findings:

Finding: The subject lot is not in a special land use district.

Finding: Commercial structures are permitted on this property.

Conclusions of Law: Based on the above findings, the variance, if granted, will not permit a land use in a district in which that use is prohibited, as commercial structures, with handicap access ramps are allowed at this location (MSB 17.65.030(A)(2)).

(3) The variance is sought solely to relieve pecuniary hardship or inconvenience.

Applicant Response:

The variance being sought is for a mandatory “structure” that fulfills the requirements of the ADA.

Staff Findings:

Finding: The variance is being sought so that the applicant can resolve the setback violation in order to replat the property.

Finding: The variance is being sought so that the handicap access ramp/deck can remain in its current location.

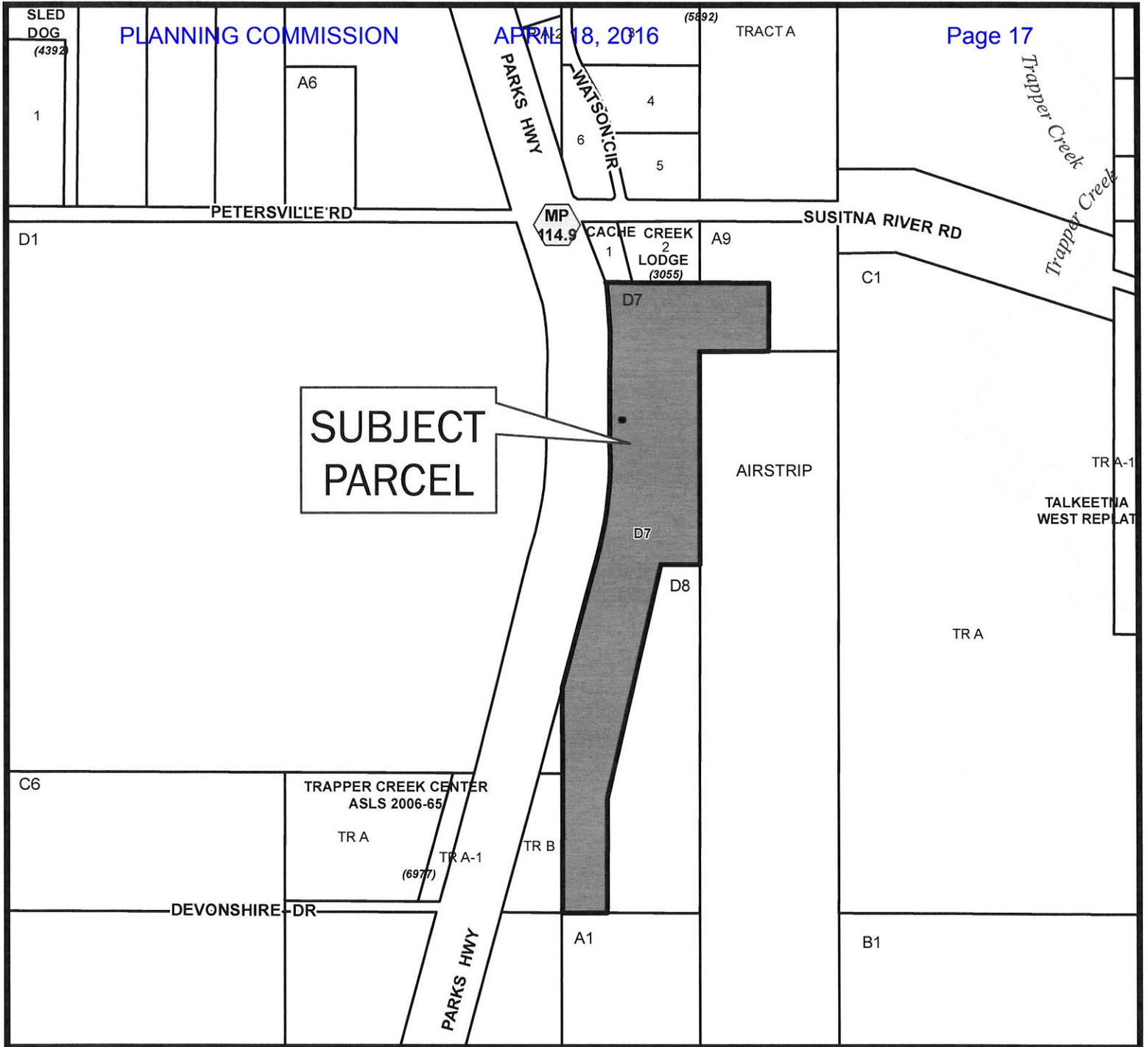
Conclusions of Law: Based on the above findings the variance is not being sought solely to relieve pecuniary hardship or inconvenience as the handicap access ramp/deck was constructed in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act (MSB 17.65.030(A)(3)).

STAFF RECOMMENDATIONS

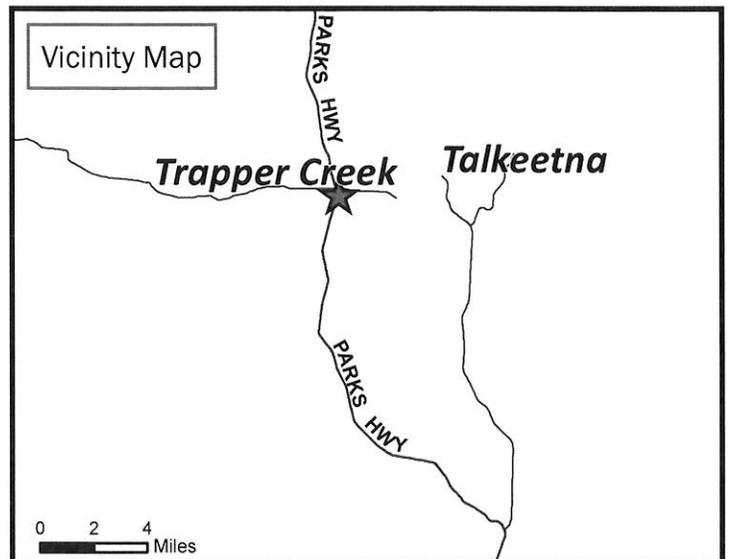
Staff is recommending approval of the setback variance for the handicap access ramp/deck at the Trapper Creek Inn as it meets the requirements of MSB 17.65 for approval. Should the Planning Commission choose to deny the variance they must make findings for denial and amend the resolution.

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VICINITY MAP



26N05W29D007

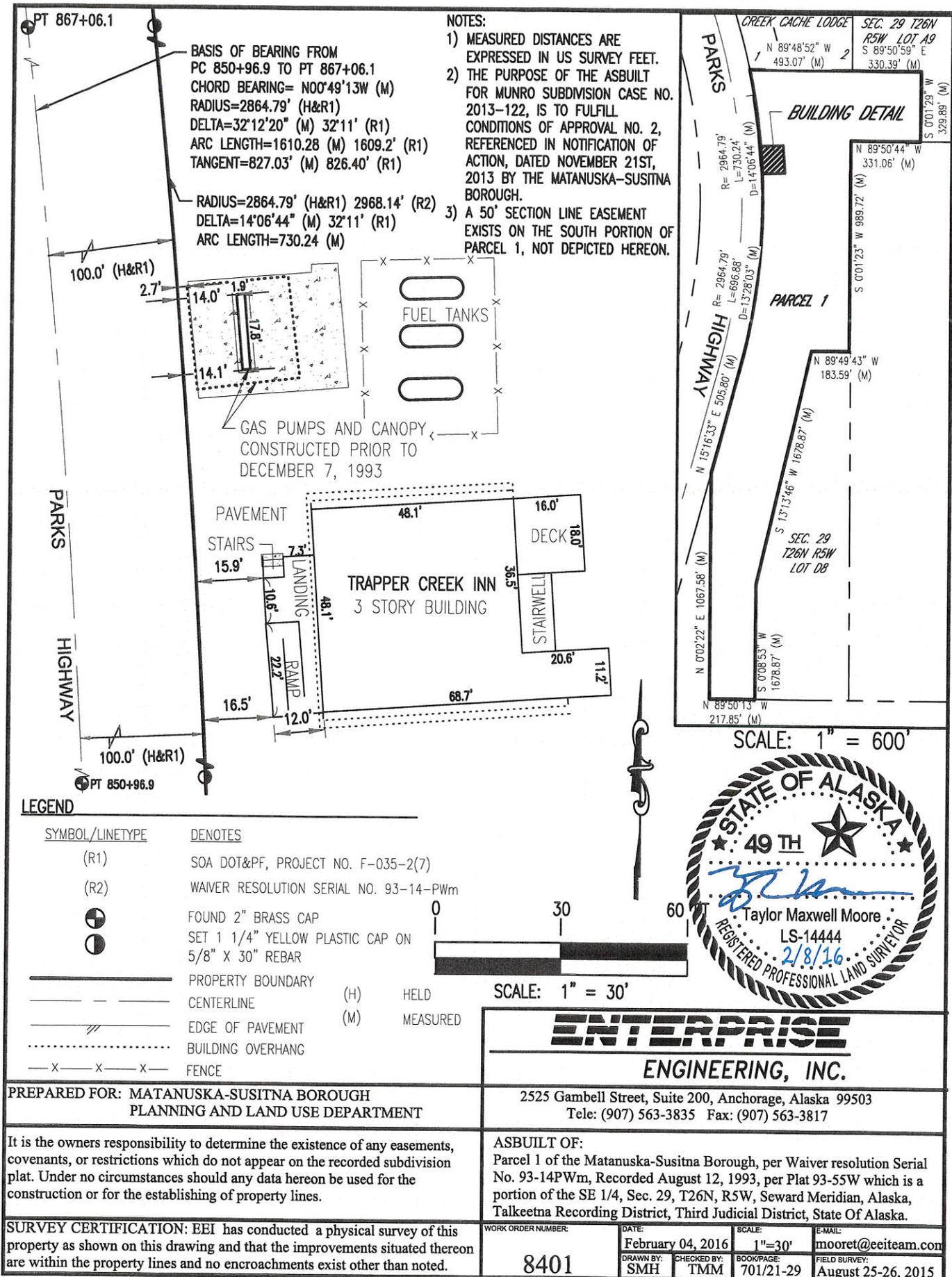


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SITE PLAN



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Susan Lee

From: Taylor Moore <mooret@eeiteam.com>
Sent: Wednesday, March 09, 2016 2:03 PM
To: Susan Lee
Subject: Trapper Creek Exhibit
Attachments: 8401 Exhibit_11x17_16-03-09.pdf

Susan,

Per your request, I have attached an exhibit depicting the pavement of the constructed roadway in relation to the R.O.W./property line for Parcel 1 and the subject site features.

Please let me know if you have any comments.

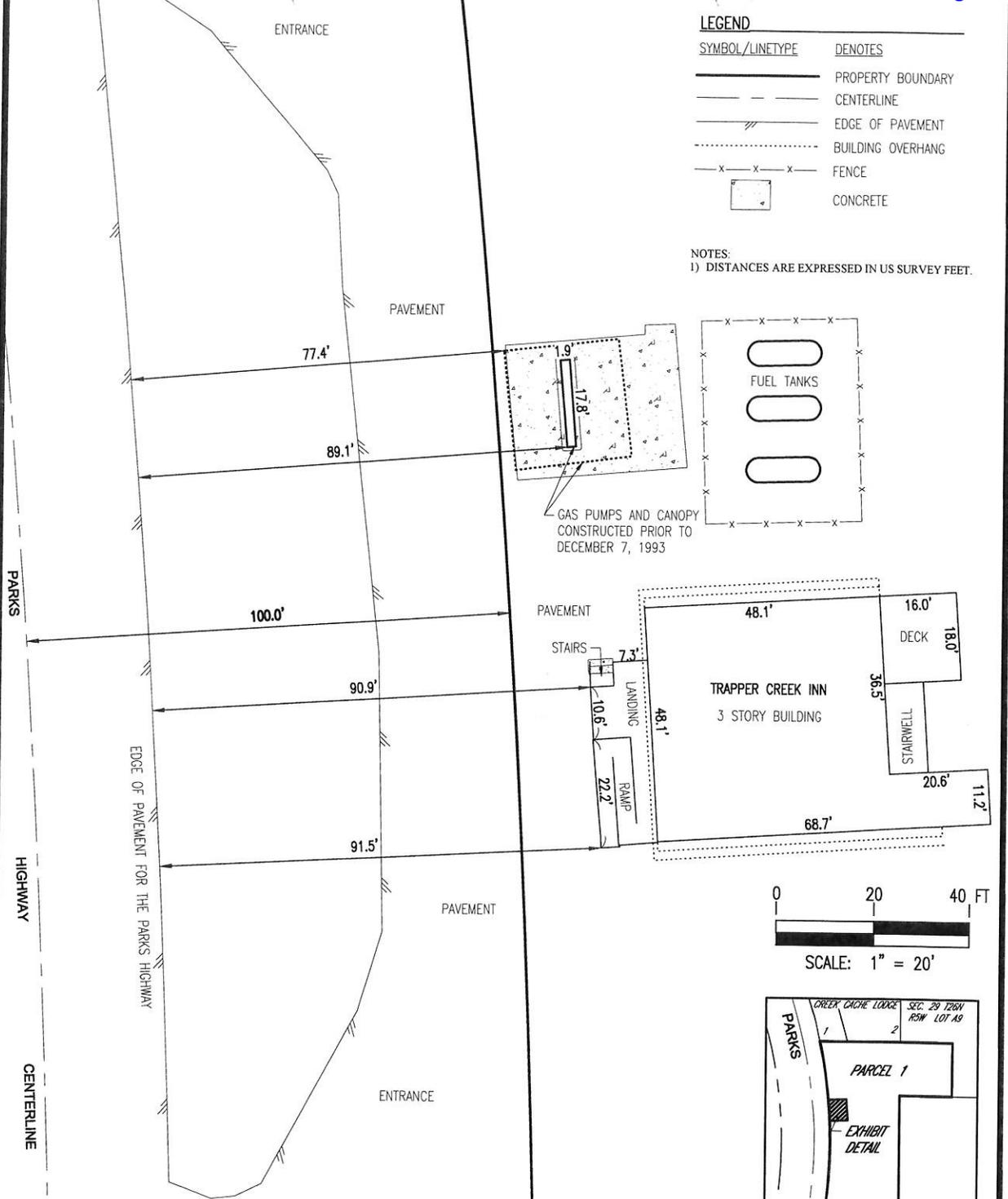
All the best,

Taylor Moore, PLS
Survey Manager
Enterprise Engineering, Inc.
mooret@eeiteam.com

2525 Gambell St. Ste. 200 · Anchorage, Alaska 99503
V 907.563.3835 · C 907.227.1888 · www.eeiteam.com



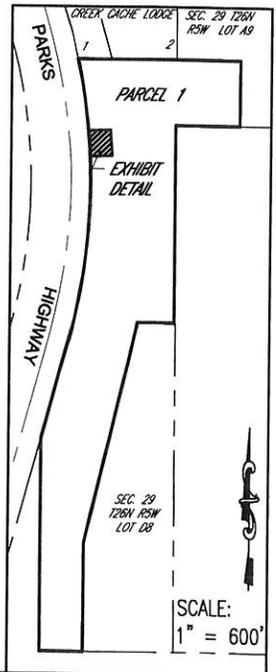
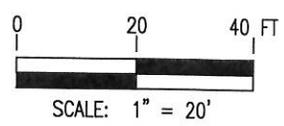
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LEGEND

SYMBOL/LINETYPE	DENOTES
—	PROPERTY BOUNDARY
- - -	CENTERLINE
	EDGE OF PAVEMENT
----	BUILDING OVERHANG
- x - x - x -	FENCE
□	CONCRETE

NOTES:
1) DISTANCES ARE EXPRESSED IN US SURVEY FEET.



ENTERPRISE ENGINEERING, INC.		PREPARED FOR: MATANUSKA-SUSITNA BOROUGH PLANNING AND LAND USE DEPARTMENT
2525 Gambell Street, Suite 200, Anchorage, Alaska 99503 Tele: (907) 563-3835 Fax: (907) 563-3817		SURVEY CERTIFICATION: EEI has conducted a physical survey of this property as shown on this drawing and that the improvements situated thereon are within the property lines and no encroachments exist other than noted. It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data hereon be used for the construction or for the establishing of property lines.
EXHIBIT OF: Parcel 1 of the Matanuska-Susitna Borough, per Waiver resolution Serial No. 93-14PWm, Recorded August 12, 1993, per Plat 93-55W which is a portion of the SE 1/4, Sec. 29, T26N, R5W, Seward Meridian, Alaska, Talkeetna Recording District, Third Judicial District, State Of Alaska.		
PROJECT NUMBER: 8401	DATE: March 09, 2016	SCALE: 1"=20'
DRAWN BY: SMH	CHECKED BY: TMM	BOOK/PAGE: 701/21-29
		FIELD SURVEY: August 25-26, 2015

APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

Email: PermitCenter@matsugov.us

Matanuska - Susitna Borough
Development Services

APPLICATION FOR A VARIANCE – MSB 17.65

JAN 21 2016

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

Received

Application fee must be attached:

 \$1,000 for Variance

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

Subject Property Township: 26N, Range: 5W, Section: 29, Meridian SM

MSB Tax Acct # 26N05W29D007

SUBDIVISION: N/A BLOCK(S): _____, LOT(S): _____

STREET ADDRESS: _____

(US Survey, Aliquot Part, Lat. /Long. etc) Parcel 1, Waiver Resolution No 93-14-PWm, Plat No. 93-55W

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

Name of Property Owner

Dooley Enterprises, Inc. LLC (Signature)

Address: PO Box 13389

Trapper Creek, AK 99683-3389

Phone: Hm _____ Fax _____

Wk _____ Cell 907-733-1444

E-mail connie@trappercreekinn.com

Name of Agent/ Contact for application

Taylor Moore, PLS

Address: Enterprise Engineering, Inc

2525 Gambell St. Suite 200 Anchorage, AK

Phone: Hm _____ Fax _____

Wk 563-3835 Cell _____

E-mail mooret@eeiteam.com

Description	Attached
A variance from MSB 17. 65 is being applied for and is specifically described.	✓
Provide a detailed written description as to why the variance is required.	✓

Drawings	Attached
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. (See attached survey standards checklist). The survey must be submitted under the seal of an Alaska registered professional land surveyor.	✓
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	N/A

In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement. Include information such as physical surroundings, shape or topographical conditions of the property which would support the granting of a variance.	Attached
1. What unusual conditions or circumstances apply to the property for which the variance is sought?	✓
2. How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	✓
3. Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	✓
4. How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	✓
5. How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	✓

A variance may <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> applicable to this application.	Attached
1. The 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.	✓
3. The variance is sought solely to relieve pecuniary hardship or inconvenience.	✓

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

MSB Tax parcel ID #(s) 26N05W29D007 and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

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

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

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

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

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

Jerry L. Dody / Cecelia Dody owner 12-21-15
Signature: Property Owner Printed Name Date

Taylor Moore Taylor Moore, PLS 12-14-15
Signature: Agent Printed Name Date

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Trapper Creek Inn, Variance from MSB 17.65- Narrative

Description

Trapper Creek Inn, located at Mile 114.6 South Parks Highway, is a convenient check point that provides local residents and travelers with fuel, groceries, and many other amenities.

Variance Specifically Described

We are seeking a variance for the handicap access ramp/deck located on the front entrance of the Trapper Creek Inn's primary facility. The handicap access ramp/deck was constructed to provide wheelchair access and bring the decades-old facility into compliance with the requirements of the Americans with Disability Act (ADA). The ramp is 15.9' from the property/right-of-way line, at its closest point, violating the MatSu Borough's building setback which requires all structures to be at least 25' back from any public right-of-way.

A variance for this handicap access ramp/ deck should be granted as the building which it serves was built outside the building setback, prior to the Americans with Disability Act (1990) the ramp has been added to satisfy the mandatory ADA compliance and better serve all people. The entrance that the ramp provides access to is the customer entrance for the facility. Due to the building's floorplan and surrounding topography it is the only feasible access point for the public.

Explanation of Requirements

1. *What unusual conditions or circumstances apply to the property for which the variance is sought?*
 - a. Condition/ Circumstance - Topographical and Safety. The ADA compliant handicap access ramp cannot be relocated to the north or south side of the property. A gas station and fuel pumps exist along the north side. The ground slopes downward along the south side of the building, creating a much higher climb to achieve access (See Attached Photo). The only access to the business is on the west side of the property.
2. *How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.*
 - a. In order to provide accessibility to all customers and meet mandatory ADA requirements, Trapper Creek Inn, built an ADA compliant handicap access ramp/deck.
3. *Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.*
 - a. The ADA handicap access ramp/deck is not adjacent to neighboring property.
 - b. The ADA handicap access ramp/deck provides a service to the public.
4. *How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?*
 - a. The variance will provide safe access to the Trapper Creek Inn which is located in an undeveloped area of the MatSu Borough.
5. *How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.*
 - a. The existing ADA handicap access ramp/deck is constructed within compliance of ADA specifications. A ramp/deck of smaller size would not be within ADA compliance.

Conditions Not Applicable

1. *In no way does the variance grant "Special conditions that have been caused by the person seeking the variance."*
 - a. ADA handicap access ramp/deck provides safe accessibility for ingress and egress to Trapper Creek Inn and was mandated by ADA.
2. *It does not permit a special land use within this zoning district.*
 - a. The use of the lot which the Trapper Creek Inn is located complies with current MatSu zoning regulations.
3. *This variance is not being sought to relieve pecuniary hardship or inconvenience.*
 - a. The variance being sought is for a mandatory "structure," that fulfills the requirements of the ADA.

Current Photos- 9/2015

View of the ADA Handicap access/ramp

South Side of Building



North and West Side of Building

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COMMENTS



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-7876
Email: PermitCenter@matsugov.us

Matanuska - Susitna Borough
Development Services
MAR 04 2016
Received

MEMORANDUM

DATE: February 22, 2016
FROM: Susan Lee, Planner II
SUBJECT: REQUEST FOR REVIEW AND COMMENTS
PROJECT: Setback Variance
TAX ACCOUNT# 26N05W29D007 TAX MAP: TA05
LOCATION: Township 26 North, Range 5 West, Section 29, Seward Meridian
APPLICANT: Dooley Enterprises LLC

A variance application under MSB 17.65 - Variances, has been submitted to allow the handicap access ramp/deck at the Trapper Creek Inn, to remain set back 15.9 feet from the Parks Highway right-of-way. The Planning Commission will conduct a public hearing on this request on April 18, 2016. If we do not receive comments from you we will assume you have no objections to this request.

- Distribution:
___ Pre-Design Division
___ Borough Manager (info only)
___ Community Development
___ Collections
___ Public Works Director
___ Assessment
___ Right-of-Way Coordinator
___ Planning Division
___ Emergency Services Director
___ Environmental Planning
___ Code Compliance
___ Platting Division
___ Cultural Resources

Comments: Return written comments by March 25, 2016. Thank you for your review.

No objection to the variance. This is a good example of where a rule makes no sense if applied here. The existing ramp is no problem and should be permitted if it provides the handicapped an important option. The gas pumps cause no problem where they are located.

Susan Lee

From: Nancy Cameron
Sent: Monday, February 22, 2016 4:03 PM
To: Susan Lee
Subject: FW: Trapper Creek Inn Variance
Attachments: Trapper Creek Inn Variance.pdf

Land Management has no comment on this variance as no MSB land is affected by the request.

Nancy Cameron
Land Management Agent
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
Direct 907-861-7848
Nancy.cameron@matsugov.us

From: Susan Lee
Sent: Monday, February 22, 2016 2:16 PM
To: Theresa Taranto; Elizabeth Weiant; Amy Otto-Buchanan; Art Godin; Brad Pickett
Subject: Trapper Creek Inn Variance

Attached is a variance request to allow the handicap access ramp/deck at the Trapper Creek Inn to remain set back 15.9 feet from the Parks Highway right-of-way. Structures are required to be setback a minimum of 25 feet from public rights-of-way. The Planning Commission will conduct a public hearing on this request on April 18, 2016. Please review and submit any comments you may have to me by March 25, 2016.

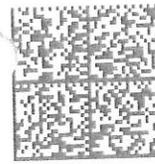
Thanks, Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)



Matanuska-Susitna Borough
 Planning & Land Use Department
PLANNING COMMISSION
 Development Services Division
 350 East Dahlia Avenue
 Palmer, Alaska 99645

APRIL 18, 2016



U.S. POSTAGE PITNEY BOWES

Page 39

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 DEVON WILLIAM H FAMILY TRUST
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 TRAPPER CREEK AK 99683-3369

FIRST CLASS MAIL

FWD

The Matanuska-Susitna Borough Planning Commission will consider the following:

Application or Item: Application for a variance to the setback requirements
Matanuska-Susitna Borough Code Section: MSB 15.39.010 and MSB 17.05. Variance
Applicant: Dooley Enterprises LLC
Request: A variance application has been submitted to allow the handicap access ramp/deck at the Trapper Creek Inn, to remain set back 15.9 feet from the Parks Highway right-of-way.
Location: MSB Waiver 93-14PWm, recorded at 93-55W, August 12, 1993 (MSB Tax Account# 26N05W29D007); 23471 S. Parks Highway; within Township 26 North, Range 5 West, Section 29, Seward Meridian.

The Planning Commission will conduct a public hearing in the Borough Assembly Chambers, Palmer, Alaska, on this item on **April 18, 2016**. The meeting begins at 6:00 p.m. **Public hearings begin at 6:15 p.m.** This may be the only presentation of this item before the Planning Commission and you are invited to attend.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the matter or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application material may be viewed online at www.matsugov.us and clicking on 'Public Notices'. Application material may also be reviewed in Borough Permit Center. If you have any questions or, would like to send us comments, concerning the proposed action, this form may be used for your convenience by filling in the information below and mailing it to the Matanuska-Susitna Borough, Development Services Division, Planning Department, 350 East Dahlia, Palmer, Alaska 99645. You may fax comments to 861-7876 or e-mail to slee@matsugov.us. For additional information please contact Susan Lee, Planner II, at 861-7862. Comments received prior to **March 25, 2016** will be included in the Planning Commission packet for the Commissioner's review and informants received after that date will not be included in the staff report to the Planning Commission. If there is not enough room below, please attach this sheet to another piece of paper. **In order to be eligible to file an appeal from a decision of the Planning Commission, a person must first designate an interested party. See MSB 15.39.010 for definition of interested party and Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (<http://www.matsugov.us>), in the Borough Clerk's office, or at various libraries within the borough.**

Name: Zona Dowort TEE Address: P.O. Box 13369 ZIP 99683
 Location/Legal Description of your property: 9239 Devonshire Dr. Trapper Creek
 Comments: I have nothing against applicants request in above information.

Note: Vicinity Map Located on Reverse Side

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SITE PHOTOGRAPHS



3.17.2016 12:51



3.17.2016 12:50



3:17:2016 12:47



3.17.2016 12:48



3.17.2016 12:49

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MAPS



PARKS



Matanuska Susitna Borough Permit Center

Date: 4/1/2016



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4001.

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**PLANNING COMMISSION
RESOLUTION**

By: Susan Lee
Introduced: April 4, 2016
Public Hearing: April 18, 2016
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-15**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO THE RIGHT-OF-WAY SETBACK REQUIREMENT FOR THE TRAPPER CREEK INN HANDICAP ACCESS RAMP/DECK, LOCATED ON MSB WAIVER 93-14PWm, RECORDED AT 93-55W, August 12, 1993, TALKEETNA RECORDING DISTRICT; WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 29, SEWARD MERIDIAN, MSB TAX ACCOUNT# 26N05W29D007.

WHEREAS, an application for a variance from the setback requirements of MSB 17.55.010(A) has been received to allow the existing handicap access ramp/deck at the Trapper Creek Inn, to remain set back less than 25 feet from the Parks Highway right-of-way, on MSB Waiver 93-14PWm, recorded at 93-55W, August 12, 1993, Talkeetna Recording District, within Township 26 North, Range 5 West, Section 29, Seward Meridian; and

WHEREAS, at its closest point the handicap access ramp/deck is set back 15.9 feet from the Parks Highway right-of-way; and

WHEREAS, the Planning Commission conducted a public hearing on April 18, 2016 on this matter; and

WHEREAS, the Planning Commission reviewed the application, associated materials, and the staff report containing findings of fact and conclusions of law; and

WHEREAS, the subject lot is 26.61 acres in size; and

WHEREAS, this waiver parcel was created in 1993; and

WHEREAS, the Trapper Creek Inn building was constructed in 1983 and was built in compliance with the 25 foot right-of-way setback requirement; and

WHEREAS, the handicap access ramp/deck was constructed by previous owners in order to bring the structure into compliance with the mandatory Americans with Disabilities Act (ADA) of 1990; and

WHEREAS, the Americans with Disabilities Act required that handicap access be provided at this facility; and

WHEREAS, according to the application material the ground slopes downward along the south side of the building, creating a much steeper climb for access and the fuel pumps and gas station are located on the north side of the building; and

WHEREAS, the only public access to the business is on the west side of the building; and

WHEREAS, the handicap access ramp/deck is constructed within compliance of ADA specifications, as a smaller sized ramp would not meet ADA compliance requirements; and

WHEREAS, there are unusual conditions or circumstances applicable to this property as the handicap access ramp/deck was constructed at this particular location in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act requirements; and

WHEREAS, the strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties, as the mandatory handicap access was constructed at the only feasible location on the building; and

WHEREAS, at its closest point the handicap access ramp is set back 15.9 feet from the Parks Highway right-of-way; however, at its closest point the ramp is set back 91.5 feet from the highway pavement; and

WHEREAS, no written comments in opposition to the variance request were received; and

WHEREAS, the handicap access ramp/deck will not be harmful to the public, nor will it be injurious to nearby property; and

WHEREAS, the access ramp/deck provides handicap access to the Trapper Creek Inn; and

WHEREAS, granting the variance will not be injurious to nearby properties, or harmful to the public welfare; and

WHEREAS, MSB Chapter 17.65 - Variances, was written to grant relief to property owners whose lots are impacted by topographic constraints and/or existing land use regulations thereby making the lot undevelopable; and

WHEREAS, the proposed setback variance is consistent with the policies and goals of the MSB Comprehensive Plan (2005 Update), as the variance will allow the structure to remain in compliance with the Americans with Disabilities Act; and

WHEREAS, the proposed variance is only for the handicap access ramp/deck; and

WHEREAS, deviation from this title is necessary to permit reasonable use of the property as handicap access was a mandatory requirement of the Americans with Disabilities Act; and

WHEREAS, the person seeking the variance did not construct the handicap access ramp/deck; and

WHEREAS, the handicap access ramp/deck was constructed by previous owners of the Trapper Creek Inn; and

WHEREAS, the handicap access ramp/deck was constructed in order to bring the Trapper Creek Inn into compliance with the Americans with Disabilities Act; and

WHEREAS, placing the handicap access ramp/deck around the back of the building is impractical; and

WHEREAS, the person seeking this variance is doing so in order to resolve the setback violation in order to subdivide the property into two lots; and

WHEREAS, the person seeking the variance did not cause the need for the variance; the Americans with Disabilities Act of 1990 caused the need for the variance; and

WHEREAS, the subject lot is not in a special land use district; and

WEHREAS, commercial uses are permitted on this property;
and

WHEREAS, the variance, if granted, will not permit a land
use in a district in which that use is prohibited, as commercial
structures, with handicap access ramps are allowed at this
location; and

WHEREAS, the variance is being sought so that the handicap
access ramp/deck can remain in its current location; and

WHEREAS, the variance is not being sought solely to relieve
pecuniary hardship or inconvenience as the handicap access
ramp/deck was constructed in order to bring the Trapper Creek
Inn into compliance with the Americans with Disabilities Act.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna
Borough Planning Commission approves the setback variance for
the handicap access ramp/deck at the Trapper Creek Inn.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

DRAFT

YES:

NO:

PUBLIC HEARING
LEGISLATIVE

Resolution No. 16-17

Louise Susitna Tyone Lakes
Comprehensive Plan Update

(Page 61 - 126)

PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 745-9876

www.matsugov.us

Date: March 9, 2016

Introduction Date: March 21, 2016

Public Hearing Date: April 4, 2016

To: Planning Commission

Thru: Lauren Driscoll, Chief of Planning *LD*

From: Sara Jansen, Planner II *SJ*

Subject: **Resolution 16-17** - Recommending Assembly Approval of the Louise Susitna and Tyone Lakes Comprehensive Plan Update

Background

Lake Louise sits on the eastern edge of the Matanuska-Susitna Borough. There are numerous lakes in the area, and the three largest are Louise, Susitna, and Tyone. These three lakes are connected by two channels; one between Louise and Susitna and the other between Susitna and Tyone. In 1998, the Borough Assembly approved the Lake Louise Comprehensive Plan, which covered all three lakes as well as other areas around Lake Louise. In 2013, the non-profit association representing the area requested assistance from the Borough to update the 1998 comprehensive plan.

The non-profit community association is treated similarly to a community council for the area. The Lake Louise Non-Profit Organization recently changed its name to the Louise Susitna Tyone Lakes Community Organization in an effort to include everyone in the planning area. Both the community organization and the Comprehensive Planning Team endorse changing the name of the plan as well to the Louise, Susitna and Tyone Lakes Comprehensive Plan.

Process

Following the Planning Commission's process outlined in Resolution 09-14, solicitations were made to identify prospective planning team members. At the February 3, 2014 Planning Commission meeting, 15 community members were appointed to the planning team and monthly meetings began that same month.

The planning team crafted a survey which was sent out to approximately 500 people in an effort to solicit property owner opinions on planning issues. The results of the survey were shared at the annual meeting for the non-profit organization in July, 2014. Later that afternoon there was a workshop attended by over 40 people specifically addressing the plan update and survey results.

Using the input from the survey, comments from the workshop, and the 1998 comprehensive plan, team members met throughout the winter to develop goals and strategies and agree on what to include in the plan update. Another survey was distributed in May of 2015, to determine if property owners agreed with the team's goals and strategies. As in 2014, the annual meeting of the community organization was the best place to disseminate the results of the second survey. A follow-up workshop was held later that same afternoon. The public comment period opened at this time, and ran until after Labor Day to ensure that people had ample time to submit comments.

The planning team met to review the comments and complete the draft plan. The draft plan was presented to the non-profit board in January, 2016. After meetings in January and February, the Louise Susitna Tyone Lakes Community Organization signed a resolution recommending approval of the plan by the Planning Commission and the Assembly. More complete meeting information in the plan, which is part of this packet.

Summary

The plan represents the area as it exists now and as people wish it to exist in the future. There has been a cooperative attitude with everyone who has worked on this project. At the last meeting, both the planning team and the community organization board were united behind the plan

Above all, the people in the area value the lakes as they exist now. Although the survey says there is support for a larger lot size, their desire to not incur more government rules and intervention currently outweighs everything else. There are issues in the community including the channel between Lake Louise and Susitna Lake. It is not a straight channel and you cannot see from one lake to another. Some improvements have been made, and the community organization is trying to do what they can, but essentially the planning team noted it was an issue that did not have a clear resolution. Low water tables exacerbate the conditions.

Another area concern is the sale of state lands. Since Lake Louise is accessible by car, people bring their boats on trailers, then require a place large enough to park their vehicles and trailers. Although the three lodges in the area do have some space for parking, there are times when it is not sufficient. There is a fear that more lots will equal more vehicles, and there will be no place to park. While specific action is not called for in the plan, it does recommend the community organization monitor the situation.

Recommendation

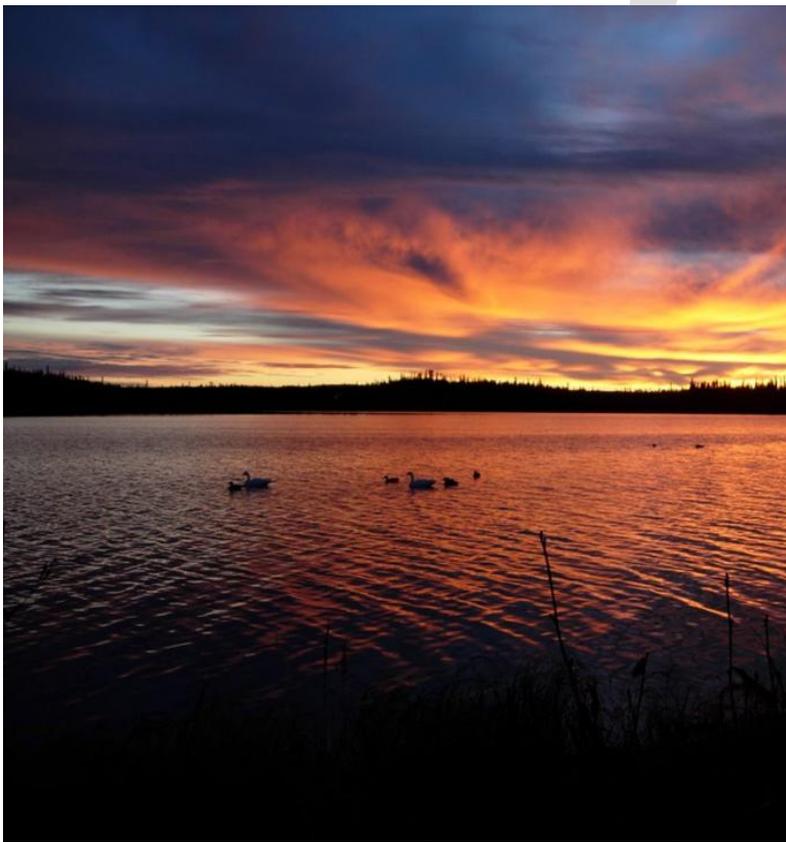
Staff respectively recommends the Planning Commission approve Resolution 16-17, a resolution of the Matanuska-Susitna Borough Planning Commission Recommending Adoption of the Louise Susitna Tyone Lakes Comprehensive Plan Update Previously Known as the Lake Louise Comprehensive Plan.

Attachments:

1. DRAFT Louise Susitna Tyone Lakes Comprehensive Plan Update
2. Public Outreach Information
3. Louise Susitna Tyone Community Association Resolution 16-01
4. MSB Planning Commission Resolution No. 16-17

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Louise Susitna and Tyone Lakes Comprehensive Plan



Draft Plan
MSB Planning Commission
March, 2016

ACKNOWLEDGMENTS

MATANUSKA – SUSITNA

BOROUGH ASSEMBLY

Vern Halter, Mayor

Jim Sykes, Assembly District 1

Mathew Beck, Assembly District 2

George McKee, Assembly District 3

Steve Colligan, Assembly District 4

Dan Mayfield, District 5

Barbara J. Doty, Assembly District 6

Randall Kowalke, Assembly District 7

PLANNING COMMISSION

John Klapperich, Chair, District 3

Mary Anderson, District 1

Thomas Healy, District 2

Colleen Vague, District 4

William Kendig, District 5

Tomas Adams, District 6

Vern Rauchenstein, District 7

DEPARTMENT OF PLANNING AND LAND USE

Eileen Probasco, Planning Director

Lauren Driscoll, Chief of Planning

Sara Jansen, Planner II, Project Manager

LOUISE SUSITNA TYONE LAKES PLANNING

TEAM

Walt Arthur

Patti Billman

Ron Braun

Kelly Campbell

Jim Else

Uve Kalenka

Ted Kinney

Claire Marie

Ken Perkins

Tim Thornock

And a few stalwart community members who attended many team meetings



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WATER RESOURCES	PAGE 32
RECREATION	PAGE 36

PREFACE

PURPOSE OF PLANNING

Plans exist to provide residents, property owners and other members of the community the ability to make effective decisions about the needs and goals for their community. A comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of a community. It is necessary for the immediate preservation of the public's peace, health, and safety.

The comprehensive plan provides the community with a method of analyzing past development and influencing the future outlook of their community. Information about a community, its economy, land use, public facilities, and transportation facilities are collected and analyzed. Projections of community growth and future needs are made. Through citizen participation, community goals and objectives are identified. Recommendation for land use, public facilities, and transportation facilities are developed based on these goals and objectives.

Alaska Statutes Title 29.40.030 requires a second-class borough adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough (Borough) was incorporated as a second-class borough in 1964. In 1970 the Borough wrote the first Borough-Wide Comprehensive Plan, when the population was just 6,509 people. In the late 1990's the Lake Louise Community undertook writing their own comprehensive plan which was adopted in 1998. At that time the estimated population of the Borough was 54,153; there are now almost 100,000 people in the Borough.

Planning should be an ongoing process. A comprehensive plan is based on information available at a particular time. In the future, new developments may occur and the needs of the community may change. The comprehensive plan should therefore be reviewed periodically, and updated as necessary.

BOROUGH PLANNING PROCESS

The Planning Commission established a process for developing community based comprehensive plans and what shall be included in the plans. Basic elements of a comprehensive plan include: a brief history of the area; an inventory of existing conditions, issues and concerns; and goals, objectives and recommendation for land use, transportation, public facilities, green infrastructure, watershed/water quality protection and any other topic the community requests.

Under the process, local planning activities may be initiated by request of a community or area. A request for local planning assistance is forwarded to the Planning Commission for consideration. Upon Planning Commission approval of the request, planning staff advertises for members of a local advisory planning "team."

The Borough requires that an individual be a resident, property owner, business owner, or agency with an interest within the planning area boundaries in order to participate in the planning process. All

applications for membership on the planning team are reviewed and appointments made by the Planning Commission.

In 2013, the Lake Louise Community Non-Profit Corporation requested staff assistance to update the 1998 plan. The Mat-Su Borough Code 2.76 establishes community councils to afford citizens an opportunity for maximum community involvement and self-determination (MSB 2.76.010). While the Louise Susitna Tyone Community Association does not meet the definition of the code, according to MSB 2.76, the Borough does recognize the organization as the voice of the community. The Borough makes this accommodation for areas with few residents, but many property owners.

In January, 2014 a Planning Team of interested community members was appointed by the Planning Commission, and they began to meet on a monthly basis. At the beginning of the process, the Planning Team requested a survey be distributed to property owners within the Lake Louise planning area to help ensure community involvement in the process. A total of 497 surveys were mailed, and 202 responses were received, for a 41% return rate. Throughout the document survey results will be highlighted by the star symbol.



The Team requested a follow-up survey be sent to property owners seeking input on the goals and strategies drafted. The survey was mailed in May 2015 and reviewed at a community meeting in July, 2015. (Complete process, when complete....)

INTRODUCTION

Lake Louise, Susitna and Tyone are at the far eastern edge of the Matanuska-Susitna Borough, but they consistently attract generations of families to their shores for fishing, recreation, hunting, and just plain relaxing from throughout south central Alaska. Land owners are eager to share their passion for the area with their children and grandchildren. As a legacy area, folks are eager to protect life as it exists currently. In the late 1990's, the community came together and drafted a comprehensive plan for Lake Louise and the surrounding areas. The plan was passed by the Matanuska-Susitna Borough (Borough) Assembly in 1998.

Although the Borough has grown substantially in the intervening years, the population of the lakes has stayed constant while the number of full time residents has decreased slightly. The vast majority of the property in the area is owned and used as cabins and second homes. Lake lodges are important as they provide fuel, propane, boat launches, parking, social gathering spots, and a strong continuity in the area.

The overall goal of the plan highlights the importance of natural resources and recreation in the area.

“To provide and promote recreational opportunities while maintaining and protecting the natural resources and the rural character of the area”.



The goal is to strike a balance between recreation and protecting the natural resources of the area which people find so compelling. Overall, most residents would like the area to remain as it is, but that is highly improbable.

The topic which generated the most robust discussion was about infrastructure. The State of Alaska intends to offer an additional 74 parcels for sale around the lakes which will impact a number of things, including parking, channel operations, and increased use of all the resources.

Some people see the need for additional infrastructure to serve additional landowners and a growing visitor population. Others are fearful that an increase in infrastructure will lead to more casual visitors

turning the lake experience closer to that of Nancy Lake in Willow, or Big Lake. Comments from the first survey say it best:

“The existing infrastructure within the community is already challenged. We need additional public parking, a deep water boat launch, mooring and a safe way to access those lakes north of Lake Louise.”

Survey Comment

“Yes, the state is putting pressure on the resource by selling additional lots. I feel the response to is not to overreact by establishing a comprehensive plan that embraces development but instead embraces a set of values reflective of conservation and a serene life style”

Survey Comment

This comprehensive plan update seeks to find the common ground between these two sentiments.

**LOUISE, SUSITNA AND TYONE LAKES
COMPREHENSIVE PLANNING PROCESS TIME LINE**

Date	Activity
<i>May 2013</i>	Lake Louise Community Non-Profit Corporation requests assistance to update 1998 Community Comprehensive Plan
<i>July 2013</i>	Assembly authorizes planning process through Resolution 13-082
<i>August 2013</i>	Planning Commission authorizes planning process through Resolution 13-37
<i>Fall 2013</i>	Notices and mailings sent asking for planning team members
<i>February 2014</i>	Planning team of 15 members appointed by Planning Commission
<i>February 2014</i>	First monthly planning team meetings begin; organizational meeting
<i>March 2014</i>	<ul style="list-style-type: none"> • Vision Statement discussion • Other plans affecting the area • Review of 1998 Introduction and Background
<i>April 2014</i>	Survey discussion
<i>May 2014</i>	First survey questions finalized; survey mailed
<i>June 2014</i>	<ul style="list-style-type: none"> • Guest Speakers: Melanie Troust MSB Water Quality Coordinator • Eileen Probasco, MSB Director Planning and Land Use Department
<i>July 2014</i>	<ul style="list-style-type: none"> • Survey results discussed • Prepare for Community Meeting
<i>July 19, 2014</i>	First Community Meeting and Workshop – Lake Louise, AK
<i>August 2014</i>	<ul style="list-style-type: none"> • Guest Speaker: Roy Robertson, AK DEC, Drinking Water Program • Community Meeting review
<i>Sept & Oct 2014</i>	No meetings – hunting season & staff illness
<i>November 2014</i>	<ul style="list-style-type: none"> • Planning Area Boundaries • Review Background Section changes
<i>December 2014</i>	<ul style="list-style-type: none"> • Review Background Section changes • General goal discussion
<i>January 2015</i>	<ul style="list-style-type: none"> • Great Land Trust Presentation • Review 1998 Plan Recommendations and Implementations
<i>February 2015</i>	Review 1998 Plan Recommendations and Implementations
<i>March 2015</i>	<p>Two Meetings</p> <ul style="list-style-type: none"> • Update from MSB Solid Waste Division • Land Use Discussion • Review Transportation Section • Review Land Use Section

<i>April 2015</i>	Two Meetings <ul style="list-style-type: none"> • Review Transportation Section Review Public Facilities • Water Review • Recreation Review • Land Use Review • Introduction
<i>May 2015</i>	Two Meetings <ul style="list-style-type: none"> • Full Plan Review • Survey Question Review
<i>July 2015</i>	Review Survey Results Prepare for Community Meeting
<i>July 18, 2015</i>	Community Meeting – Lake Louise, AK
<i>July – August, 2015</i>	Draft Plan Comment Period
<i>September 29, 2015</i>	Review Comment Summary
<i>January 23, 2016</i>	Non-Profit Community Board Meeting
<i>February 24, 2016</i>	Planning Team Meeting
<i>April 4, 2016</i>	Planning Commission Public Hearing.

Vision Statement

“To provide and promote recreational opportunities while maintaining and protecting the natural resources and the rural character of the area”.

HISTORY

SUMMARY

Archaeological studies, conducted to date, indicate possible habitation of the area as early as 10,600 years ago. Numerous archaeological and historic sites certainly indicate habitation of the region as long ago as 3,000 to 4,000 years. The western Ahtna known as the "Small Timber People" may have been in the region around 1500 A.D. and radiated out from camps on the Tyone River. As the tribe made incursions westward into Upper Dena'ina territory, a splinter group became known as the "Mountain People" through intermarriage. Fluent in both languages, they occupied predominantly the Talkeetna mountain area. The western Ahtna, reputedly larger in stature, often intimidated the Dena'ina of Upper Cook Inlet. This behavior was observed as recently as the late 19th Century. A network of trails radiated in diverse directions from the area, allowing communication and trade between the inhabitants of Lake Louise and those of the Upper Cook Inlet, Copper River, Susitna, Nenana, and Tangle Lakes. Trails were also used for long journeys to favorite hunting and fishing sites.

The most prominent sites are situated on the north and south peninsulas separating Lake Louise and Susitna Lake, and on the north shore of Tyone Lake at Tyone Village. Historical accounts note Russian contact with interior natives through their coastal trading posts but do not support Russian penetration into the interior other than a disastrous trip taken up the Copper River which ended with the whole party being murdered. It is quite evident by the name of Tyone village, the family name of Secondchief, and a child's name of Olga that there was a strong Russian influence.

Recent history of the region is characterized by a continuance of native occupation in portions of the area, as typified by more contemporary structures in Tyone Village, and by increased uses, primarily for the purposes of mineral exploration work and outdoor recreational activities such as hunting and fishing. For the most part, the physical remnants of these activities are not detectable. A few geophysical exploration trails are still found crossing the countryside but this pattern is indistinct even when viewed from the air.

EXPANDED ARCHAEOLOGY AND EARLY HISTORY

Lake Louise, Lake Susitna and Lake Tyone, are all located within the Copper-Susitna River lowlands. These lowlands once harbored an extensive preglacial lake, Glacial Lake Atha. As the glaciers retreated, the Copper and Susitna Rivers provided outlets for the once extensive glacial lake. Glacial deposits became reworked by lake currents or buried by lacustrine sediments. The plateau, therefore, supports numerous glacially formed drumlins and eskers, ranging between 2,500 to 3,700 feet high which trend north - south. Today the plateau, with an elevation of 2,000 feet, is dotted and carved by numerous glacial lakes and streams. While most of the tributaries to the Copper River flow south, the Lake Louise chain is drained by the Tyone River which flows north into the Susitna River. The Susitna River flows west through the Talkeetna mountains and south into Cook Inlet. Salmon Berry, Game Trail, Second Hill and Crosswind Lakes, located east of Lake Louise, all drain southeasterly into the Copper River which

continues south, eventually emptying into Prince William Sound and the Gulf of Alaska (P'ew'e & Reger, 1983).

The period following the glacial retreat is often referred to as the Tundra Period. Areas previously locked in ice, opened up as new vegetation took hold along recently formed rivers and streams. Steppe grasslands gave way to shrub tundra, enabling both animals and people greater freedom to search for new subsistence resources. Approximately 10,600 years BP (Before Present) the plateau, supporting numerous lakes and rivers, served as a natural corridor for big game. The scattered drumlins and eskers probably served as "look-out points" and hunting camps for the earliest inhabitants. Spearheads and microblades recovered from area sites indicate a prevalence of hunting camps. Inhabitants of this era probably lived primarily on caribou, moose, bison and possibly fish. Although the date of 10,600 years BP for early hunters in the region has not been totally substantiated, it is probable that the earliest occupants were hunting on the plateau by 3,500 BP at least. It is unknown how these early inhabitants relate to succeeding populations of Athabaskans who are known to have reached this area by 500 AD. For the last several hundred years, the region around Lake Louise has been winter feeding grounds for Nelchina Caribou herds. This provided Athabaskan populations with a fairly predictable meat source during long hard winter months (James E. Dixon, 1985 and Ronald Skoog, 1968).

The Tyone-Susitna Rivers, prior to 1500 A.D., supported one of the largest inland recorded Ahtna village sites. The Western Ahtna expanded westward into the Talkeetna Mountains and northwest into the Nenana River drainage. Known as the *Hwtsaay Hwt'aene* or "Small Timber People" they probably were "Central Based Wanderers" and undertook lengthy trading journeys down river to supplement their supplies, often traveling distances of 40-50 miles. Their main fishing sites, permanent winter villages, and hunting camps were frequently located in close proximity along lake shores (James Fall, 1981).

By the mid-19th Century, the Small Timber People had village camps on Tyone, Susitna, Louise and Tazlina Lakes. When conducting trade with native populations, the Russians would generally seek out the recognized chief and deal with them, thus preserving traditional native social systems. An elaborate system of trails between Lake Louise and the Matanuska Valley enabled the Dena'ina and Ahtna to travel between Upper Knik Arm to and from the Copper River-Susitna plateau. Wrangell made note of a settlement called "Dorf Nuchta" at the head of Knik Arm on his 1839 map (others have referred to the village as Niteh). Wrangell noted: "trails lead from Nuchta to Lakes Chtuben (believed to be Lake Louise) and Mantilbana (Fall and Kari, 1987).

After the sale of Russian America to the United States, the Russian Alaska Company (RAC) trading posts were bought out by the Alaska Commercial Company (ACC). When the Ahtna came to trading posts at the headwaters of Knik to procure their own goods, tensions ran high between them and the Upper Dena'ina. Used to acting as middlemen in the fur trade, the Dena'ina resented and feared the Western Ahtna. This often resulted in the most sought after goods being sold out before the Tyone village people would make it to the trading post.

Lt. Castner, who was leading one of several expeditions under Captain Glenn in search of an "All American Route" to the gold fields, believed his party in 1898 was the first Euro-American contact with

Matanuska natives. His expedition was eventually greeted with enthusiasm as they joined the native camp. Castner had hoped to hire several natives to help shoulder his load, but was unsuccessful in retaining more than one. For a brightly colored blanket and \$2.00 per day he managed to secure a Matanuska native willing to carry 60 pounds and guide them to the Tanana (Lt. Castner, 1998).

After extracting their mules from numerous mud holes, the expedition only traveled 14 miles the following day. Arriving on August 6, 1898, after having sustained a very arduous journey to Lake Louise, Lt. Castner marveled at its beauty, claiming his party was the first white men to see "the largest lake of the Copper plateau region." Upon encountering the beauty of the lake, Castner named it Lake Adah, after a pretty girl of his acquaintance. This name, however, did not last long, after Captain Glenn traversed the region he persuaded Lt. Castner to change the name to Lake Louise after Glenn's own "esteemed" wife. Castner declared the region:

"Well worth a visit by the lover of mountain scenery. To the east of us, and beyond the Copper River, ran that great spur of the St. Elias Alps in which are the mighty glaciated peaks Sanford, Tillman, Blackburn, and the great dome-shaped, ice-covered, smoking volcano, Mt. Wrangell, 14,000 feet in elevation.

South of us stretched the snow caps of our old enemies, the Chugach Range, through which we had at last broken away. West of us more glaciated masses, called Talkeetna Mountains, trended north of the Alaskan Alps. Highest, most snow covered and forbidding of all, these last interposed between us and the Tanana River. We were in a tract made rectangular by four great mountain ranges, and from our position almost in its center, one obtained a view of mountain scenery unequaled anywhere else on earth."

Once gold was discovered on Maclaren and Valdez Creeks in 1903, the Tyone village people migrated to those locations to participate in the gold rush. Russian authorities often designated the son of a chief "Second Chief" or "hunting chief" (English translation). It is therefore, interesting to note that a family of "Secondchiefs" lived in the village of Tyone at the turn of the 20th Century. Although they continued to return to their ancestral home to hunt, they too, participated in the Valdez-Maclaren gold rush. Today the descendants of the "Secondchiefs" live in Cantwell (James Fall, 1981 and BLM ANSCA).

The Tyone village people who continued to live in the lower villages on Susitna and Louise Lakes were instrumental in locating gold in the Talkeetna Mountains, which precipitated the 1913 Nelchina rush. Although they never staked a claim, they became freighters and haulers for those who joined the rush. Later, in 1916 through the 1920's, as coal mines opened up in the Central Matanuska Valley, the remaining villagers drifted to the coal mining sites or joined larger villages in Cantwell, Glennallen and Copper Center. The 1918 flu epidemic took its toll on the Small Timber People; many succumbed to it in Chickaloon and other regions, which decimated the population. Although few lived on the plateau after the 1920's, native populations still returned to their traditional homes to hunt caribou. It is likely that Euro-American hunters and trappers also used the area for harvesting furs and game (Katie Wade).

MILITARY PRESENCE

The US Army built recreational camps in the region in the 1940's, as construction of the AlCan and Glenn Highways made inroads into the wilderness. These complexes provided the military with an exclusive recreational location, far away from the rigors of war in the Aleutians. In August, 1947, two years after the close of World War II, the General of All Armies (allied), General Eisenhower (five star) planned to stay one night at the lodge but it appears the peacefulness and beauty of the area persuaded him to relax for four full nights before continuing his journey.

Spotting Lake Louise as a likely place to have a Rest and Recuperation (R & R) site, the U.S. Air Force started construction of cabins and a large comfortable lodge on the southwest shores of Lake Louise in the mid 1950's. The armed services continued to use their facilities until the buildings sustained major damage from the 1964 earthquake, after that use of the complex ceased. An environmental restoration is underway and the military hopes to have it completed after the 2015 field season, have worked on the project since 2009.

After completion of the Glenn Highway in the mid-1940's, people had greater access to the area, which precipitated increased interest in recreational properties. By 1953, the first road into Lake Louise was constructed. Mineral exploration and geophysical work also began in the area during this time frame.

THE NATURAL SETTING

The Copper River Basin, where the lakes are located, is bounded on the west by the Talkeetna Mountains, to the east by the volcanic Wrangell Mountains, to the south by the Chugach Mountains, and to the north by the Alaska Range. Elevation in the basin varies in elevation from 500 feet along the Copper River near Chitina to nearly 4,000 feet in the western uplands.

The upland area consists of hummocky hills and undulating terrain, characteristics of the glacial moraine and ice stagnation deposits left by glaciers retreating into the Chugach Mountains during the Pleistocene Age. Drainage of the surrounding basin is by the Copper and Susitna Rivers with the planning area sitting primarily west of the drainage divide.

The area around the lakes is dotted with hundreds of water bodies ranging from ponds to very large lakes of twenty or more square miles in surface area. The largest lakes in the area are Lake Louise (16,100 acres), Susitna Lake (9,425 acres), and Tyone Lake (960 acres). Lake Louise itself is situated in the west central uplands at an elevation of about 2,500 feet. Separated from Lake Louise by an isthmus, Susitna Lake makes up the bulk of the remaining water surface in the planning area. Tyone Lake is generally narrow, and very weedy and shallow in some spots. There are large submerged boulders throughout the lake which can cause navigation challenges in the summer. The lake is sparsely populated with mostly seasonal recreational cabins, which can be accessed in the summer by boat and winter by snow machine, however ice thickness can be questionable due to the varying width and depth of the lake along with changing currents.

The Copper River Basin possesses a continental climatic regime; this is modified in the summer by marine influence from the Gulf of Alaska. There is generally a high water table and poor drainage. Tree growth is difficult in such areas and fire can result in retrogression to grass or low shrub communities. Even without fires, the areas may not progress to the climax of white spruce, but will develop into poorly drained areas with black spruce as the dominant species.

GEOLOGY, GEOGRAPHY, AND SOILS

The lakes lie in a natural basin at an altitude of 2,360 feet above sea level. The drainage is from the south end of Lake Louise through Susitna and Tyone Lakes, into the Tyone River and finally into the Susitna River.

The Copper River Basin has been subject to both mountain building and erosion processes, although the chronology is not clear. During the Triassic era, seas receded from the area and crustal formations resulted, producing the basin's present form.

Glaciation has been the dominant geologic process during the last million years. The glaciers grew, moving along river courses and down the valleys, coalescing and spreading along the fronts of the ranges until the entire basin was filled with ice. It has been estimated that the thickness of this ice was several thousands of feet. Evidence of this extensive glaciation exists today in the form of glaciers still

retreating into the Chugach Mountains (e.g., Tazlina Glacier) and the mantel of glacial debris that is found in the lowlands.

The area related to the plan is situated in a broad lowland floored with glacial silts and gravels. The terrain is poorly drained and lake-dotted with a rolling, nearly level surface broken by gravel ridges. Kettles, kames, eskers, and other glacial depositional forms are common. A bedrock hill of basaltic green stone occurs in the extreme northwest corner of the area south of Tyone Lake. Reaching an elevation of nearly 3,100 feet, it is the topographic high point in the area. Agricultural soils are negligible.

Extreme variations in soil grain sizes, degree of grading, and texture of unconsolidated surface deposits are common in the area. As a result, distribution of the deposits can be mapped only generally by showing dominant materials likely to be encountered and by describing subordinate types. Finer particles generally consist of finely ground glacial rock-flour, silt, or clay. Coarser particles consist primarily of rock types brought by glaciers from outside the area, primarily from the Chugach Mountains. Other than the basaltic green stone bedrock previously described, these coarse, unconsolidated deposits are the only source of resistant rock material suitable for construction.

There is a distribution of six associations of unconsolidated surface materials, nearly all of which are underlain by permafrost. In the unconsolidated deposits, permafrost is at a shallow depth ranging from one to two feet in muskeg with thick sphagnum moss; to two to five feet in lake and glacial deposits depending on drainage conditions, vegetative cover, and slope aspect. In some more favorable locations such as gravelly outwash plains, river terraces, and ice-stagnation knolls and ridges, permafrost is probably deeper than six feet. Beneath small permanent streams, lakes, and grass or sedge marshes that border lakes, permafrost is probably much deeper; perhaps deeper than 20 feet under major rivers such as Tyone River.

During January and February, the most severe winter months, seasonal frost exceeds two feet in all soil associations. Seasonal frost penetration may be retarded in local soils with high levels of dissolved minerals or organic solids, or in which decay of plant material produces heat. In some of the gravelly or sandy unsaturated ridges and ice-stagnation knolls, where the water table is low enough to permit formation of "a dry frost," particles may not be cemented and winter excavation might be possible.

Although there are no indications of faulting on any available geologic or soils maps of the area, the planning area is found within the area of central Alaska, which is seismically active.

Insert relief map

HYDROLOGY AND WATER QUALITY

The entire area is dotted with lakes, a product of recent glaciation. These lakes range from shallow marshy ponds to large lakes like Tazlina Lake to the south of Lake Louise, which covers 60 square miles and is as much as 400 feet deep. Many of the small lakes and ponds are subject to large seasonal and annual fluctuation in water level and may change from a marsh to a lake from one year to the next. The drainage network is young and poorly developed with interstream areas containing ponds and lakes

with no apparent outlets. Approximately 110 square miles (or 50%) of the area is water surface with the principal lakes, Lake Louise, Susitna Lake, and Tyone Lake, accounting for over 40 square miles of surface area. These three lakes serve as headwaters to Tyone River which in turn flows into the Susitna River.

The water from Lake Louise (2,362 feet mean sea level) flows into Susitna Lake (2,361 feet mean sea level) through a narrow channel at the northwest end of the lake. The channel has been straightened and deepened by local residents to improve boating access between the lakes. The terrain tributary to Susitna Lake is drained by seven minor unnamed streams. The outlet of this hydrologic system is Tyone Lake which narrows to Tyone River, a broad (80 to 100 feet) deep, slow moving river flowing over mud and gravel. The smaller streams in the area are generally less than 25 feet wide and in most instances are less than two feet deep. Stream bottoms are generally composed of sand and gravel or silty sand.



Susitna Lake has depths which vary from 20' to 120' through the southwestern section of the lake. Lake Louise is a cold, clear lake fed by streams emanating from spring-fed lakes to the north and west. The lake has two deep holes reaching 132 feet. The central portion of the lake reaches 66 feet in depth with most of the islands rising from the 25 to 50 foot level. The shore areas and banks are composed primarily of gravel and some sand. The northwestern end of the lake, being exposed to prevailing south-southeast winds throughout the summer, has developed a considerable expanse of shallow, sandy bottom which, in places, is as little as four feet deep 3/8 mile off-shore. The east and west lake shores are primarily gravel except for the shallow bays. The deeper inlets on the south and west shores are muck-filled with abundant aquatic vegetation.

Mid-day surface temperatures of Lake Louise range around 60° F during July and August. By way of comparison, surface temperatures of Little Lake Louise, just to the west of the larger lake, range around 70° F, reflecting the differences in relative size and depth of the two lakes.

Typically the lakes freeze in October and are ice free by the end of May, although this is variable and depends on climatic factors such as air temperature, amount of snowfall and surface water temperature. Ice thickness on Lake Louise and most other lakes in the immediate vicinity average near four feet and can be as deep as five feet during severe winters (1970-71). Local residents have indicated that a thin spot develops in the ice at the southerly narrow neck between Susitna and Tyone Lakes when the lakes are frozen. Several snow machines and even an automobile have been lost through the ice, resulting in three deaths. Although no data is available to explain this phenomena, the weakness may be

caused by a current developing in the narrow pass, by organic decomposition of the shallow bottom, gas deposits, by warm water seeps on the bottom, or by saline seeps on the bottom.

VEGETATION

The vegetation that covers the relatively flat rolling terrain has developed in the severe environmental conditions that typify northern latitudes. The interior forests of Alaska struggle in extremely cold winters and very short summer growing seasons. Development towards climax has been interrupted by wildfire; in some continually burned areas, the forest has yielded to brush cover. Permafrost and poor



drainage patterns have brought the water table close to the surface in much of the area, stunting or preventing tree growth. In spite of these conditions, some areas are covered with dense stands of trees, although no commercial quantity of timberlands exist.

Considering the northerly latitude and low relief, there is considerable vegetative diversity. Five tree species, about 50 shrubs, herbs, and several hundred mosses and lichens can be found in the vicinity. There are six vegetative associations which consist of the following:

- Vegetative Association 1 - High Forest. This is typically white spruce mixed with black spruce, quaking aspen, balsam poplar, white birch, willow, and alder are found on the well-drained better soils.
- Vegetative Association 2 - Low Forest. Similar to the high forest except that black spruce predominate, low forest occurs in areas of poor drainage.
- Vegetative Association 3 - High Brush. A transition association typified by white birch, willow, and alder, it occupies areas burned 10 to 50 years ago. Drainage and wildfire determines whether forest or brush will develop.
- Vegetative Association 4 - Low Brush. The low brush association is characterized by fireweed, heath and berry bushes on poorly drained or recently burned sites.
- Vegetative Association 5 - Muskeg. Muskeg consists of a dense growth of dwarf birch, willow, and heath shrubs with a thick ground cover of mosses, sedges, and grasses growing in inundated or wet areas.
- Vegetative Association 6 - Marshes and Bogs. Marshes contain pond lilies, rushes, sedges, grasses, and other plants up to four feet high growing in a shallow water environment. Bogs

consist of acid-loving, semi-aquatic vegetation in local spongy hummocks and tussocks. This association is a valuable habitat for wildlife and waterfowl.

FISH AND FOWL

Some common birds are willow ptarmigan, rock ptarmigan, white-tailed ptarmigan, spruce grouse, cormorant and the trumpeter swan. The planning area plateau supports a sizable nesting population of many duck species. An estimated fall flight of about 212,000 ducks originates from the area. The area is not considered an important migration resting area or wintering area because of the late spring ice break-up and early fall freeze-up.

The Trumpeter Swan is a fairly uncommon species of bird. Studies indicate one-quarter of the continent's population nests in the Copper River region, placing the swan high on the list of important species to consider when developing the area. These huge birds need solitude and freedom from human disturbance during their nesting period. They are migratory and nest in the planning area; and the area's nesting grounds are the key to their continued existence.



Some common fish inhabiting the streams and lakes in the Lake Louise area are arctic grayling, lake trout, fresh water lingcod, whitefish, and long-nose suckers. Fishing is governed by the State of Alaska, Northern Region, Upper Copper - Upper Susitna Drainage regulations.

WILDLIFE

Wildlife resources are abundant in the area. Big game populations including grizzly bear, moose, furbearers, and related broken forest species are numerous. The Nelchina caribou herd with upwards of 40,000 animals migrates through the area each year. A host of smaller species are also plentiful in the area.

CLIMATOLOGY

The climate is controlled primarily by the location and intensity of a semi-permanent low usually centered near the Alaska Peninsula or over the Aleutians, a semi-permanent high south-southeast of Alaska, topographic influences of surrounding high mountains, and, to a lesser degree, marine influences.

In summer the intensification of the Pacific semi-permanent high, coupled with occasional inland thermal low pressures, cause a flow of air from Cook Inlet and Prince William Sound up the Matanuska and Copper River Valley into the Copper River Basin. This moist marine air sometimes condenses with

the increase in elevation, causing clouds and light rain in the basin, producing most of the precipitation that occurs in the area. In winter, high pressure in the inland area and lows in the Gulf of Alaska reverse the flow resulting in little precipitation in the basin. As a result, the summer climate is of a modified marine type with a continental climate in the winter.

At an elevation of 2,300 to 2,800 feet, the area averages about 14 inches of total annual precipitation. Snow cover in the area may vary considerably (average maximum accumulation is about 21 inches) with the exposed open lakes and high areas blown clear and much accumulation in sheltered, tree covered areas. However, the winds are generally light with gradual snow drifting.

Temperatures in the Copper River Basin show continental (as opposed to marine) influences with colder nights and warmer days. Average temperatures remain below freezing from October through May in nearby Gulkana. During June through September, temperatures reach above freezing on a regular basis and can get as high as 60 degrees in July and August.

The area is relatively flat, and winds can come up suddenly. Localized weather is often observed by property owners; however there is no specific data for the lakes. The nearest weather station is Gulkana, which records prevailing winds out of the Copper River Canyon through the Chugach Mountains in the summer (southeast) and reverse during the winter (north). Lake Louise is close to the Matanuska River Valley which provides some of the air flow into the area. Winds will rarely exceed 50 mph.



Relative humidity should, on the average, be above 80% during early morning hours with daytime values below 50% during May through August, the warmest period.

Gulkana cloud data indicates that the maximum cloud cover occurs during the summer rainy season, although the variation through the year is relatively small. Storms in the Gulf of Alaska do not directly affect the Copper River Basin; however, clouds at the higher levels of this storm area probably

contribute significantly to the lack of clouds. During winter, slightly less than one-half of the days are usually cloud free or partly cloudy.

Year-round residents of Lake Louise report that ice fog lays over Lake Louise and other nearby lakes frequently during winter months. The ice fog usually does not extend more than 100 feet above lake level.

Seasonal variation in the length of daylight at the latitude of Lake Louise, 62°N, is great enough to modify recreational activities to a far greater extent than in mid-latitudes. While 20 hours of daylight

may be expected in June at the summer solstice, there is only about six hours of daylight in December at the winter solstice.

Severe storms are uncommon as the mountains generally prevent passage through the area. However, very low temperatures, slightly in excess of -65° F, were recorded during the winter of 1970-71 at Lake Louise. Thunderstorms occur with an average frequency of four per year at Gulkana. These storms may have some short intense showers, but hail is rare and usually small and soft. Winds with these storms are normally less than 30 mph. Unusually high winds of 100 mph occurred in October 1986.

THE HUMAN FACTOR

POPULATION

Today there are a small number of families living in the area on a year-round basis with many more recreational cabins present along the lakes shores. The population of the planning area has been erratic over the last 20 years, increasing to a high of 88 residents in 2000 and then decreasing to 46 in 2010 before rising again to 53 in 2013 (see table 1). The number of recorded housing units suggests a high percentage of recreational units around the lakes.

TABLE 1
Population Information

1994	2000	2010	2011	2012	2013
50	88	46	49	50	53

Sources: 1994 information from the 1998 Lake Louise Comprehensive Plan; 2000 and 2010 Decennial US Census (Lake Louise Census Tract); 2011-2013 State of Alaska, Dept. of Labor, Research and Analysis Division

HOUSING

Borough assessment data for 2014 show a total of 493 buildings, of which 451 or 99.56% are single family units by borough standards. Most parcels have seasonal cabins and associated outbuildings on them. The 2010 census estimates less than one percent of those single family units are occupied year round.

The average parcel size in the area is 4.67 acres; with the largest parcel at 160 acres and the smallest parcel at .13

Comparison of MSB & Lake Louise Residential Parcels



acres. Of those, 91% of the parcels are owned by Alaskans and account for just less than one percent of all Matanuska-Susitna Borough parcels at .95%. (Source: MSB Assessment Data)

ECONOMY

The local economy is based on recreation for visitors and property owners. The primary recreation opportunities include hunting, fishing, snow machining, dog mushing, cross country skiing, skijoring and boating. Area lodges operate on a seasonal basis. The lodges provide essential services including fuel, storage for boats, snowmachines and cars, boat docks, boat launches, as well as offering food and beverage. This is the primary economic activity in the area. The community of Glennallen, located about 35 miles to the southeast is the planning area's commercial center.

ASSESSED VALUATION AND TAXES

The 2014 assessed valuation for land was \$10,030,300, and buildings were \$10,540,050 for a total of \$20,626,400. This is approximately double what the assessed valuation for real property in 1994 was; \$10,377,800. Approximately \$240,250 of property tax is collected annually.

Area accommodations also collect a bed tax in the Borough; the current rate is 5%.

LAND USE

EXISTING LAND USE

Land use patterns are primarily related to cabins and second-home residential use. The 2013 estimated number of permanent residents in the area was 53 individuals. Property owners and visitors increase the population to more than 500 persons throughout the summer and fall months, when people visit the area to fish, hunt or camp. Spring break in March and summer holiday weekends, particularly the Fourth of July are crowded on the lake. Winter sports activities attract visitors as well. The present road access into the planning area is a paved road, rife with frost heaves, extending from an intersection at Mile 159 of the Glenn Highway and running approximately 21 miles north to the southwest end of Lake Louise.

The area is a popular visitor destination throughout the year for many different recreational groups. Visitors to the planning area come primarily to enjoy the area's recreational opportunities which abound throughout the year. The exception is during ice break-up and freeze up when travel on the lakes is minimal.



The majority of summer visitors come to the area to participate in water oriented recreational pursuits which include fishing, boating, sightseeing, camping, wildlife observation, limited hiking, and swimming.

With the opening of the hunting season and the colder nights in late summer, few visitors enter the area except to hunt. Ice usually forms on the larger lakes in mid to late October. Off-road transportation during this period is difficult until a sufficient buildup of ice occurs to permit operation of over-ice vehicles and ski planes. Recreational activities in winter months include hunting, ice fishing, cross country skiing, dog mushing, and snow machining. The Lake Louise Snow Machine Club, aka the “Wolf Pack”, a non-profit organization, groom a network of snow machine trails in the planning area popular with property owners and visitors.

Few hiking trails exist. Motorized use during break-up results in rutted trails which become difficult for foot traffic.

LAND OWNERSHIP

Private property in the area was originally obtained from the Federal Bureau of Land Management prior to Statehood in 1959, and the State of Alaska after that time. Some land has also been sold from private citizen to private citizen. The State of Alaska plans to sell another 74 remote recreational parcels on the three lakes sometime in the future.

The State of Alaska owns the majority of land in the planning area, which is currently covered by the 1985 Susitna Area Plan. The Borough’s parcel data is based on assessment data and since the Borough does not tax the State of Alaska, the data is incomplete. However some State properties have been identified and for illustrative purposes are used in the table below. Private property amounts to 3,406 acres divided into 558 parcels.

Parcel Size	Private Land		State Land		Total Parcels	
Less than 3.5 Acres	197	35%	29	12%	226	29%
Less than 10 Acres	326	58%	168	72%	494	62%
Less than 100 Acres	30	5%	21	9%	51	6%
Over 100 Acres	5	1%	15	6%	20	3%
Total Parcels	558		233		791	



When asked whether property owners favored large lots of 3.5 acres or more for future development, the response was overwhelmingly in favor, with over 85% of the respondents favoring the larger lot size.

FUTURE STATE LAND DISPOSALS

In 2012, the State of Alaska Department of Natural Resources (DNR) proposed to sell a total of 94 lots in the planning area. The sale was challenged by individuals which resulted in the Commissioner’s office issuing a Final Finding and Decision in 2012. The decision was appealed but denied in October, 2014. The Final Finding and Decision (FFD) decreased the number of lots to be offered from 94 to 74. The 20 lots eliminated from the proposed sale (all located on Lake Susitna) will be retained in state ownership in light of the issues raised in public comments to the FFD and the observations made by DNR during their site visit.

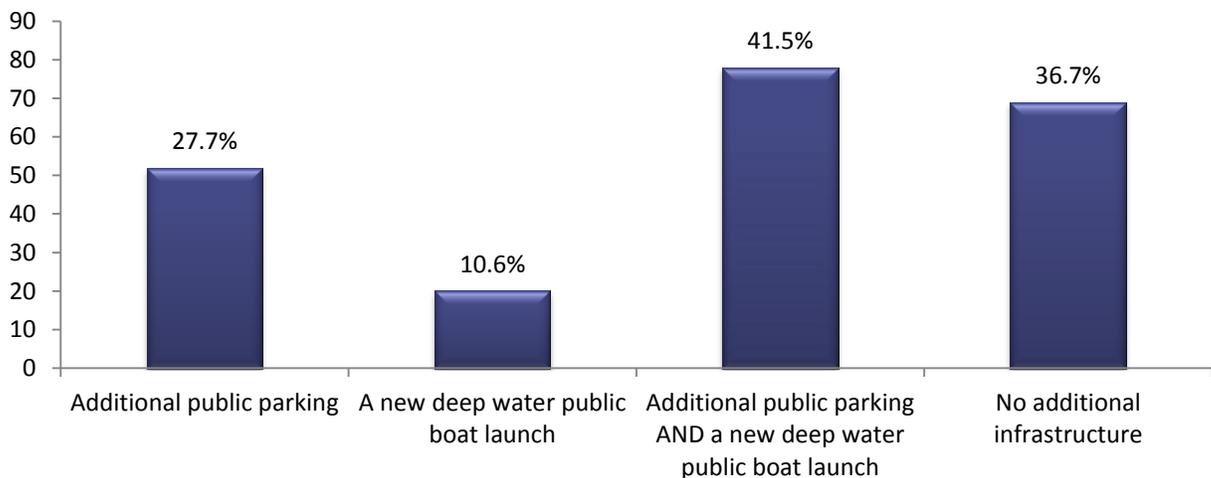
The sale of the remaining lots will be achieved incrementally with the first offering being in 2015. The first sale is limited to eight (8) parcels located on Lake Louise offered at auction. The number of lots offered in each phased sale or auction will continue to be limited and these sales may not occur every year. When this sale is completed, it will have transferred into public ownership those lots originally

surveyed by BLM and transferred to the state. For a map of the sale parcels, visit the DNR website, Division of Mining, Land & Water and enter “Auction #477” into the search bar, select Copper River Valley as the region, and click on “The Lakes”.



The survey addressed state land sales in a couple of questions. An overwhelming majority – 76% do not support future land sales by the State. However, as described above, the state’s mission is to put land in private hands and the intention is to go forward with future land sales. One survey question stated lot sales by the State would have a significant impact on existing infrastructure and asked respondents what they would support.

Community Opinions on DNR Land Sales



Land Use Goals

Goal 1: Maintain the rural and recreational character of Louise, Susitna and Tyone Lakes.

While difficult to define rural character exactly, property owners suggest it includes a strong connection to nature, scenic views, low population density, hunting and fishing, recreational uses and recreational uses.

Strategies to Achieve this Goal

- Support development that is visually unobtrusive and that addresses the importance of protecting the scenic vistas and environment.
- Encourage residential, recreational and commercial areas to develop and/or maintain visual buffers.

- Monitor State Plans for Recreational Development and offering for state-owned land.

Goal 2: Respect existing private property rights while minimizing impacts to neighboring property owners.

Strategies to Achieve this Goal

- Encourage a fair and reasonable balance between private property rights and community interests.
- Encourage Louise, Susitna, Tyone Lakes property owners to be active in the planning process to ensure their interests and rights are adequately protected.
- Work with the Borough to ensure land use regulations are consistent with this comprehensive plan.

a fire truck, and miscellaneous equipment and supplies. Volunteers have worked hard to maintain an active force, ready equipment, a dispatch system, and keep current with training. Between 2001 and 2014, the volunteer fire department responded approximately 10 times to incidents including vehicle, wild land, and structure fires.

EMERGENCY MEDICAL SERVICE (EMS)

There is a long history of volunteerism around the lakes. Long time property owners served the needs of the community before the Lake Louise Emergency Medical Service (LLEMS) was organized in 1995 to serve all three lakes. Volunteers trained to become Emergency Trauma Technicians (ETT) with the Copper River EMS service initially, and later with the Borough. Throughout the years, the number of trained responders ebbed and flowed (see Appendix One for more statistics).

An ambulance was donated to the service from the Valdez Creek Mine, via the Borough. Over the years, the Borough has provided a patient transportation sled, two new snow machines with a trailer, two GPS units, a SAT phone, and equipment and supplies to stage at responder locations necessary for patient stabilization. For the first 10 to 12 years of the service, volunteer equipment, fuel, and personal time was not compensated. In 2011, the Borough required all responders to become Borough employees for insurance purposes and responders now receive some payment for services based on time and level of training. Fuel and equipment is still voluntary.

Lakes Louise, Susitna, and Tyone are supported by the Borough's paid on-call responders who strive to provide quality care in a safe manner as quickly as possible. Trained by Matanuska-Susitna Borough personnel adhering to Alaska State Standards, the staff consists of certified medical responders. Responders keep up their skills by attending monthly training meetings. Consolidated headquarters for all three lakes is located in the Matthews Public Safety Building located approximately 1 mile off Lake Louise Road. The area is served by the 911 dispatch system or 9G Base; however, due to the immense size and locality, the EMS system is hampered not only by terrain but by distance.

HEALTH SERVICES

The nearest medical facility is Cross Road Medical Center in Glennallen. The Clinic offers a family practice clinic staffed with a doctor, a nurse practitioner, and three physician assistants as well as a pharmacy, laboratory services, counseling, and urgent care. For patients needing advanced care, MEDEVAC services to Anchorage are available. The Copper River Native Association also operates a health care clinic in Tazlina.

The nearest hospital is Mat-Su Regional Medical Center in Palmer, which is located approximately 140 miles away. Additionally, there is a state public health office in Glennallen. It is staffed full-time by a clerk, with an itinerant public health nurse based in Wasilla.

UTILITIES

There are no publically owned water, sewer, or energy distribution systems in the Lake Louise area. Electrical power is generated by privately owned and maintained systems of generators, solar panels and wind turbines. The majority of residences use the lakes as a source of water for at least some purposes. Sewage disposal is handled throughout the area with open pit toilets, seepage pits and DEC approved septic systems. There is a public transfer station for solid waste disposal presently located at Dinty Bush Services.

SOLID WASTE

Solid waste is collected at two dumpsters located at mile 15.5 of Lake Louise Road through a contract provider on private land. Some hazardous materials, including waste oil, paint, and batteries are accepted. The dumpsters have made a significant difference in the overall cleanliness of the area. Their prominence along Lake Louise Road helps to increase usage by visitors. The community desires better access to the dumpsters. Currently people lift garbage into the dumpsters, which is problematic with heavy containers.

ELECTRICAL POWER

There are no electrical utility lines providing power to the area. Electricity used is supplied from private generators, solar panels, and some wind turbine generators.

COMMUNICATIONS

Cell phone service is available at Lake Louise and satellite internet and phones are available through commercial companies. Radio-telephone service is available through Alaska Communications and Copper Valley Telephone Co-op. Citizen Band radio and several cellular services provide other communication options. Marine VHF radios are also used in the lakes community.

PUBLIC FACILITIES GOALS

Goal 1: Continue to improve Fire and EMS training, equipment, and response in the Louise, Susitna and Tyone Lake area.

Strategies to Achieve this Goal

- Work with the Borough Emergency Medical Service to obtain training for Emergency Trauma Technicians or Emergency Medical Technician.
- Continue to train throughout the year to keep on-call responder responses sharp.
- Improve communications for emergency purposes.

- Seek funding for EMS and Rescue equipment through a variety of funding sources, including the Borough’s Capital Improvement Program.
- Encourage the Community Association to seek funding for firefighting equipment through a variety of funding sources.
- Encourage maintenance of a local dispatch option in conjunction with the Borough’s 911 call center and State Troopers.

Goal 2: Improve access to the dumpsters.

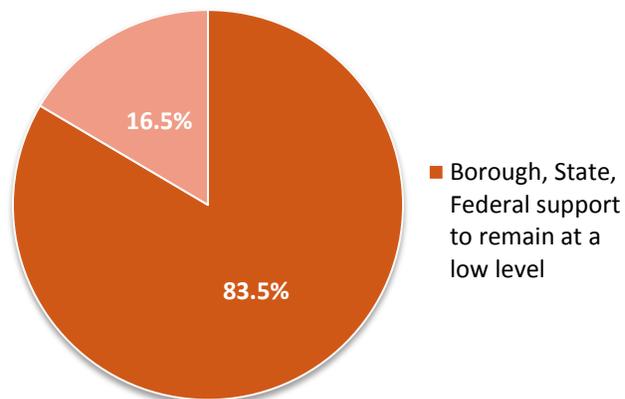
Strategies to Achieve this Goal

- Work with the Borough to devise an easier method of putting trash into the dumpster. Ideas include stairs next to the empty dumpsters or a ramp for vehicles to pull up parallel to the dumpsters, allowing trash to be placed, rather than thrown.
- Encourage the Borough to effectively and efficiently manage the contract with the solid waste provider and prepare for event weekends.



Survey respondents were asked about their wishes for the area in the next 20 years.

Government Services



TRANSPORTATION

CURRENT TRANSPORTATION MODES

Transportation in the planning area consists of a state maintained road, state maintained airport, and lake travel. The State of Alaska Department of Transportation and Public Facilities own and operate the Lake Louise Airport, with the identifier Z55. Runway 13-31 is a gravel strip 3,000 feet long with a parking apron. The state classifies the facility as having low levels of activity and minimum amounts of maintenance. The airport receives little use due to difficulties with transportation from the airport to the lakes and boats, although it was instrumental in fighting the Talbert Lake Fire in 2013.



LAKE LOUISE ROAD

The Lake Louise Road is an approximately 21 mile road which connects the community to Mile 159 on the Glenn Highway. For many years it was a gravel road; graded in the summer months. The road is paved, however it is susceptible to frost heaves making travel at a constant speed impossible. Maintenance of the road is intermittent during the summer months due to the remoteness of the area and there are very few pull outs along the roadway. This becomes an issue during hunting season when people simply pull over and park on the side of the road. There is also a subdivision adjacent to the road with no access which presents the same scenario.

PARKING

Parking throughout the area is limited. Each of the lodges offers storage and parking, but not enough to accommodate all the property owners, day visitors or casual users. Consequently, large vehicles with boat trailers and/or campers require additional parking. There is a limited parking area near the Dinty Lake Causeway, often creating an overflow where the only option for people is to park on the road, making it difficult to maneuver and launch boats. The State of Alaska has announced plans to sell an additional 74 lots in the lakes area, which will only compound this problem.

There is a parcel of State of Alaska, Department of Natural Resource land near the causeway which is under the management of the State Department of Transportation and Public Facilities which would make a convenient area for parking expansion.

LAKE TRAVEL

Water transportation has played a key role in the development of the area. In summer months, the three interconnected lakes provide boat access to over 100 miles of shoreline. However, weather conditions on the main lakes often make small boat operations hazardous. The wind can rise quickly resulting in small craft warnings and unsafe conditions. Unmarked gravel bars and rock outcroppings are navigational hazards.

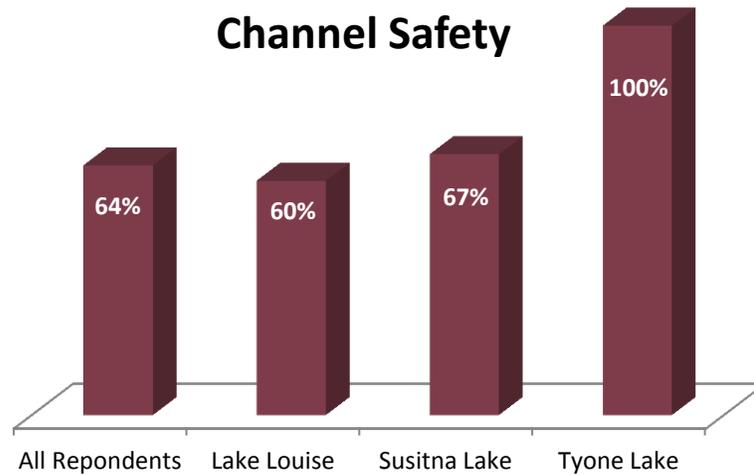
THE CHANNEL

There is an S shaped, narrow channel that connects Lake Louise to Susitna Lake that presents two blind curves with shallow approaches on both lakes. When entering the channel from either side, the operator cannot see the other end. The local community has posted a channel traffic schedule at all boat ramps. North bound traffic goes through during the first half hour (as an example: 1:00 to 1:30) and south bound traffic goes through during the second half hour (as an example: 1:30 to 2:00).



As the channel is very shallow, most boats go through it on step; however, there is limited navigational space. The Department of Natural Resources Boating Safety has no record of reported accidents at the channel, however there have been numerous sightings of boats run aground in the shallow waters. Some people walk their boat through and cannot be seen, which produces another hazard. When coming from Susitna Lake into Lake Louise during an extreme SE Wind, Lake Louise presents a wall of white capped waves that cannot be seen until the last blind corner is rounded. This presents a serious issue as rising winds can result in small craft warnings.

Overall Concern for Channel Safety



The survey asked property owners a series of questions regarding the channel; with 84% of the respondents noting they use the channel. When asked if channel boat travel was a safety concern, folks on the different lakes had slightly different viewpoints; see the table below for a breakdown.

Channel Safety			
Location	# of Responses	# of People Concerned	% of People Concerned
Lake Louise	113	68	60%
Lake Susitna	70	47	67%
Tyone Lake	5	5	100%

One possible solution might be a road to Susitna Lake, but respondents were consistently against that idea, with 70% of all respondents, 72% of Susitna Lake respondent, and 60% of Tyone Lake respondents saying they were not interested in the possibility of a road being constructed.

TYONE WEIR PROJECT

The 1998 Comprehensive Plan included language on investigating a weir on the Tyone River to help balance the water levels between Louise and Susitna Lakes. In 1999, the Borough received a state grant to address the difference in water level and channel passage between Lake Louise and Susitna Lake. The Borough requested an evaluation by the U.S. Fish and Wildlife Service of a proposal received from the Navy SeeBees to install a control structure for Tyone River and Tyone Lake. The goal of the water control structure was to raise lake water levels to facilitate travel through a shallow channel in the lake and dock access to adjacent lodges regardless of seasonal changes to water level. This became known as the Tyone Weir Project.

At the conclusion of the evaluation in 2008, the U.S. Fish and Wildlife Service found that further analysis and design of the weir was necessary and environmental documents would need to be filed for a variety of permits.

Additionally they determined that other factors had a substantial impact on the channel depth and concluded:

“The control of boat wake is necessary to control sand erosion at the shallow channel. Discussions indicated that natural wave action and ice movement creates some of the shallow channel conditions and that **may not change even with lake elevation increase** (*emphasis added*). Boat traffic exacerbates the shallow channel problems and alternatives analyzed for permitting should include evaluation of management practices that control boat speed and size on the lake system. Evaluation should be part of a lake management plan and may be required for any future permit applications (U.S. Fish & Wildlife Service, 2008).”

The Borough returned the state grant and the project did not move forward.

CONCLUSION

The planning team did not arrive at a definitive answer for the channel, however everyone agrees that safe passage is a goal. In November 2008, the MSB returned the weir project grant funds to the State of Alaska and the weir project was cancelled. Currently, there are no pending projects at the Federal, State or Borough levels of government to resolve either the channel safety or the water level stabilization issues. The Community Association continues to cut brush around the channel to improve visibility, short of implementing any other actions.

TRANSPORTATION GOALS

Goal 1: Seek a safe, dependable passage between all the lakes

Strategies to Achieve this Goal

- Support and encourage plans for repairs and improvements to the Lake Louise/Susitna Lake Channel.
- Encourage the Community Association to submit a nomination to the Borough’s Capital Improvement Program to make repairs to the channel.
- Encourage the Community Association to work with the Department of Natural Resources to make improvements to the channel.

Goal 2: Create a parking area for use by property owners and visitors

Strategies to Achieve this Goal

- Encourage the Community Association to make a request to the Borough's Capital Improvement Program for development improvements to the boat launch at the Dinty Lake Causeway.
- Seek additional parking at Army Point.
- Investigate the potential of working with the Department of Natural Resources and the Department of Transportation to utilize the state land near the causeway for parking.

Goal 3: Improve Lake Louise Road

Strategies to Achieve this Goal

- Retain paved road.
- Work with the Department of Transportation and Public Facilities to create off road parking near trailheads and subdivisions with no access.
- Request more regular maintenance of the road, instead of additional warning signs.

WATER RESOURCES

Healthy fish and wildlife habitats translate into healthy human habitats by supporting a full range of ecosystem services, such as water filtration, flood mitigation, and food chain productivity. Lakes are important for scenic views, wildlife habitat, recreational opportunities, and an overall enhancement of quality of life. As the Borough's population continues to grow and urbanization increases, so does the need for information about our waterbodies.

WATER SUPPLY

Local aquifers are unconsolidated sands, gravels, silts and clays yielding water that may be of high mineral content at low rates. Drilling wells is expensive and problematic, although two of the lodges have water wells. One person acquainted with the area says that there are some sand-point wells in the area, which would be shallow, hand dug wells. Being very shallow, these wells also extract water from the lake, but via locally saturated sand and gravel adjacent to the lake.



When asked how owners got potable water, 73% replied they transported water, while 51.3% said they use the lakes. Many respondents indicated their source of water was dependent upon the usage - for instance they haul drinking water, but use the lakes for dish washing and showering.

The lack of road access to most properties in the area, permafrost requiring deeper wells, and low product aquifers combine to make well development an expensive proposition. This in turn makes use of the lake as a water source a popular option.

Two of the lodges operate Class B water systems with wells. One lodge operates a Class C water system, with treated and filtrated water from the lake.

SANITARY AND WASTEWATER DISPOSAL

Conventional soil absorption wastewater treatment systems will apparently work in the area although the cold climate and soil conditions make it difficult if the system is not in continuous use. By far the majority of private properties are serviced by pit privies. The three lodges have on-site septic systems. There is no dump station for the use of recreational vehicles. One would best be located in the State campground.

WATER QUALITY

The importance of water quality is the number one issue on property owners' minds according to the survey – 87% said water quality is a high priority, although when asked if overall water quality was a problem, 47% said no, and another 30% mildly agreed with the statement. People are concerned about water quality before it develops into an issue. When asked how people got potable water, 73% replied they transport it, and 51% use the lakes for



some of their water needs (many respondents reported they boiled the water first).



Louise, Susitna and Tyone Lakes are all included in the Borough's Volunteer Lake Monitoring Program. One of the advantages of the program is the creation of baseline water quality data. Years of data can demonstrate cycles in the lakes. Fortunately for the lakes, data is available from tests performed every year (except 2013) since 2002 thanks to stalwart volunteers. Volunteers use their own boats to take measurements at the deepest spot of the lakes. Measurements include:

- Secchi disk reading (for water clarity)
- Observations (weather, wildlife, human activity, aquatic plants, water level)
- Lake profile (multi-parameter sensor is used to read temperature, conductivity, dissolved oxygen and pH at each meter depth)
- Collecting a water sample for lab analysis of chlorophyll *a* and phosphorus

One of the most common and serious health concerns of contaminated water supply is bacteria and other microcosms. The Borough's program does not currently test for hydrocarbons or bacteria which are under the purview of the State of Alaska Department of Environmental Conservation (DEC). It is a possibility that the community could help pay for testing for hydro-carbons and/or bacteria.

The comprehensive plan update encourages good practices for healthy lakes and healthy shorelines. Run off can be tempered by rain gardens or bioswales which help to slow down run off and spread it out. More information about rain gardens is on the Borough's website. A natural shoreline landscape reduces negative impacts from pollutants, sediment and algae blooms that can lead to loss of recreation use and lower fish and wildlife populations (Michigan State Extension). As development of the lakes expands, it is important to keep natural shoreline vegetation in place to keep the lakes healthy.

WATERSHEDS

A watershed, or drainage area, is a geographic area where all rainwater, snowmelt, and any other type of precipitation drains into lakes, rivers, or other bodies of water. The boundaries of these areas are defined by the movement of water throughout a region. Watersheds provide a number of essential services to communities. They are necessary for water supply and filtration, flow regulation, and erosion and sedimentation control. Properly functioning watersheds can reduce the need for constructing and operating expensive infrastructure systems to provide these services. Healthy watersheds also provide

the benefits of water quality, flood damage prevention, habitat protection, biodiversity, agriculture, fishing and forestry industries, aesthetic enjoyment, and recreation. The population of the Borough relies on surface and ground water for drinking water, magnifying the importance of watershed protection.

The preservation, restoration, and maintenance of a watershed requires communities to establish a balance among needs for water supply, water quality, flood control, navigation, hydropower generation, fisheries, biodiversity, habitat conservation, and recreation. Watersheds containing higher proportions of forest lands, wetlands, vegetation, and other permeable surfaces provide greater capacity for filtering pollutants, moderating water flow, and erosion and sedimentation control. Maintaining greater proportions of forest land, wetlands, and other vegetated areas provides improved wildlife habitat and increased biodiversity. Increased vegetation can also assist in climate stabilization by providing more shade.

WATER RESOURCE GOALS

Goal 1: To protect the water resources of Lake Louise, Susitna and Tyone and maintain its quality and quantity.

Strategies to Achieve this Goal

- Continue the water quality testing program on all three lakes to add to the database and monitor future conditions.
- Provide information at specified locations for residents, recreational users and visitors concerning:
 - Setbacks and “best management” practices for shoreline development.
 - Dangers and hazards existing in the area.
 - The area’s special features and recreational opportunities.
 - Emergency and safety systems, environmental concerns, sanitary waste locations, etc.
 - Trail maps.
- Work with the Alaska State Department of Fish and Game to protect environment, wildlife, and community.
- Work with the Borough and the State to develop remote public campsite.

Goal 2: Encourage property owners to retain as much natural shoreline as possible.

Strategies to Achieve this Goal

- Encourage property owners to curve paths that head down to the water – straight paths down slopes channel the water into gullies.
- Encourage property owners to keep the shoreline vegetated with a minimum of 20 to 25 foot wide buffers to decrease erosion along the lakeshores.

Goal 3: Encourage visitors and boaters to be good stewards of the lakes.

Strategies to Achieve this Goal

- Provide educational material about invasive aquatics, particularly elodea, at boat launches.
- Work with the Community Association to provide educational material about how boats and float planes can help avoid transferring invasives in to the lakes by dumping water from other areas prior to introduction in the lake system.
- Raise awareness that ice houses, houseboats, and other uses directly on the lake do not have the benefit of natural buffers to help clean material filtering into the lakes and encourage users to keep a clean campground.

RECREATION

Louise, Susitna and Tyone Lakes have significant recreational resources, which are important to the area's quality of life, the local economy, and the community's identity. The community's lakes, fish and wildlife, and mix of opportunities—for both solitude and quiet and for active recreation, and for both summer and winter activities—are a primary reason people choose the site for cabins and second homes. Outdoor recreation including hunting and fishing are also major draw for visitors to the area.

The lodges play an important role in recreational life at the lakes. In addition to providing lodging for day visitors, they offer parking, fuel, information, and a gathering place. The ebb and flow of the local economy is mirrored in lodge operations.

Life in the area revolves around the lakes which are ice-free from May to September. Boat launches are available at each of the area lodges, and at the end of the road near the state campground. The Division of State Parks also operates a summer campground at the old Army Point recreation site. A boat launch also is located at the site. Parking for vehicles and trailers is becoming problematic as more people purchase property and visitors increase, especially over holiday weekends in the summer and hunting season. The need for additional parking areas is noted in the transportation chapter.



Recreational activities in the summer months include fishing, camping and other water activities such as sailing and kayaking. Activities in the winter months include ice fishing, snow machining, cross country skiing, and snowshoeing. In the past there have been dog races, snowmachine poker runs, and cross country ski races which attract visitors to the lakes.

RECREATION GOALS

Goal 1: To protect the resources of Lake Louise, Susitna and Tyone and maintain its quality and quantity.

Strategies to Achieve this Goal

- Provide information at specified locations for residents, recreational users and visitors concerning:

- Dangers and hazards existing in the area.
 - The area's special features and recreational opportunities.
 - Emergency and safety systems, environmental concerns, sanitary waste locations, etc.
 - Trail maps.
- Work with the Borough and the State to develop remote public campsites with a fire ring and provision for trash.
 - Encourage recreational uses to support local businesses.

Goal 2: Maintain a healthy fish, game, and bird population.

Strategy to Achieve this Goal

- Request Alaska Fish and Game to study the fish resource and release a report.
- Inform local Fish and Game Advisory Board of lake concerns.

Appendix One

Lake Louise Emergency Medical Service Calls and Responses

Emergency Trauma Technician Snap Shot		
Year	Number of trained ETT	Became Inactive
1995 - 1997	Seven (7)	
1998	Two (2) - full time residents	5
1997-2002	Eleven (11) - seven full time residents; remainder seasonal	
2001 – 2008	Eight to ten (8-10)	
2003 – 2009	Six (6)	
2004		4
2007		2

Between 2001 and 2008 the LLEMS maintained 8 - 10 active and dependable responders.

Volunteer Responses to EMS Calls March 2001 to May 2013		
Month	# of Responses	Seasonal Data
Jan	3	Winter Months - 23
Feb	3	
Mar	12	
April	5	
May	3	Summer Months – 24 Incidents
June	10	
July	5	
August	2	
September	4	
October	2	Winter Months - 5
November	1	
December	2	

Origin of EMS Calls	
Direct	21
Alaska State Troopers	9
Wolverine Lodge	5
9GB (Dispatch)	9
The Point Lodge	2
Lake Louise Lodge	6

EMS Response Made to:	
Lake Louise Lodge	9
Wolverine Lodge	7
The Point Lodge	1
Evergreen Lodge	1
Lake Louise	7
Tyone Lake	3
Crosswind Lake	2
Misc. Locations: Lake Louise Road, Island Lake, Dinty Bush, Glenallen, etc.	22

These tables help emphasize the difficulties of terrain and sheer size of response area.

Draft

Appendix Two

Lake Monitoring Reports

The most recent lake monitoring reports are attached.

Draft

Matanuska-Susitna Borough Volunteer Lake Monitoring Program

Lake Louise 2014 Data Summary

Lake Louise Snapshot

Years Monitored: 14
 Total # of Events: 65
 2014 Events: 3
 Total Monitored Hours: 105

Observations

Wildlife Observed:

Ducks
 Swans

Water Level:

High

Water Color:

Light green
 Green

Algae:

None

Aquatic Plants:

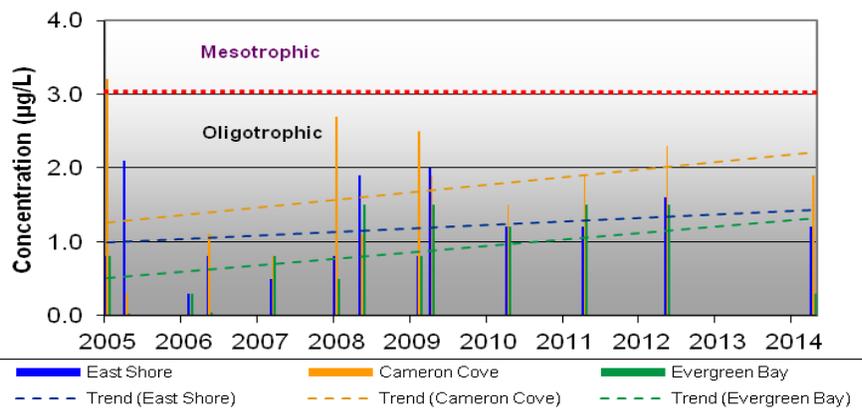
None to sparse

Additional:

Water level 12 inches higher than last year. Six to eleven inches waves while taking water samples at Eastshore site - could not use Quanta probe. Mud bottom at Evergreen Bay site. Aquatic plant sample brought back to lab, identified as NOT being *Elodea*.



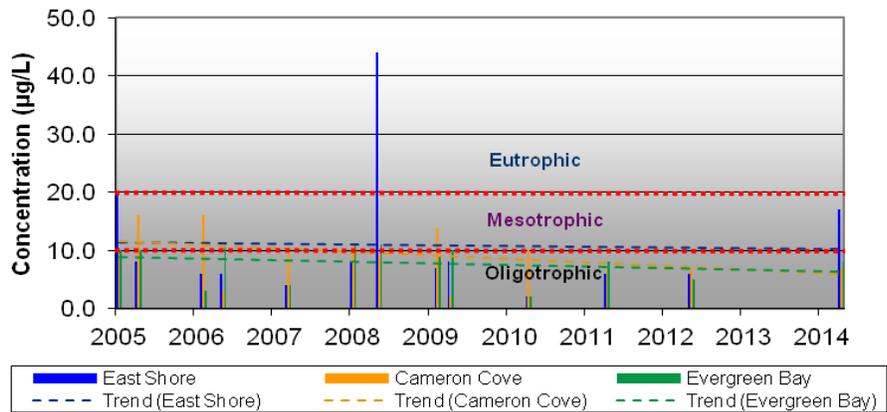
Lake Louise • Chlorophyll a 2005-2012, 2014



Note: Data through 2003 is omitted from this graph, as the previous laboratory used different analytical methods.



Lake Louise • Phosphorus 2005-2012, 2014



Note: Data through 2003 is omitted from this graph, as the previous laboratory used different analytical methods.

Lake Louise Profile Measurements

Lake Louise Cameron Cove		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014	0.0	11.26	0.154	9.56	8.12	5.32	
		1.0	11.26	0.157	9.23	8.15		
Site Depth (m)	13.72	2.0	11.26	0.155	9.20	8.17		
		3.0	11.26	0.155	9.11	8.19		
Phosphorus (µg/L)	7.0	4.0	11.26	0.155	8.96	8.19		
		5.0	11.26	0.155	8.98	8.20		
Chlorophyll a (µg/L)	1.9	6.0	11.26	0.155	8.95	8.20		
		7.0	11.26	0.156	8.92	8.20		
		8.0	11.26	0.155	8.92	8.20		
		9.0	11.26	0.156	8.94	8.20		
		10.0	11.26	0.156	8.86	8.20		
		13.0	8.30	0.164	2.58	8.00		
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
1.9	7.0	13.72	11.26	0.164	9.56	8.20	5.32	Max
1.9	7.0		8.30	0.154	2.58	8.00	5.32	Min
1.9	7.0		11.26	0.155	8.96	8.20	5.32	Med
1.9	7.0		11.01	0.156	8.52	8.17	5.32	Ave
NA	NA		0.85	0.003	1.88	0.06	NA	StDev

Lake Louise East Shore		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014						6.92	
Site Depth (m)	38.00		No Quanta reading, water is too rough to hold the anchor.					
Phosphorus (µg/L)	17.0							
Chlorophyll a (µg/L)	1.2							
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
1.2	17.0	38.00	NA	NA	NA	NA	6.92	Max
1.2	17.0		NA	NA	NA	NA	6.92	Min
1.2	17.0		NA	NA	NA	NA	6.92	Med
1.2	17.0		NA	NA	NA	NA	6.92	Ave
NA	NA		NA	NA	NA	NA	NA	StDev

Lake Louise Evergreen Bay		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014	0.0	11.24	0.161	9.79	8.11	3.80	
Site Depth (m)	3.80	1.0	11.25	0.159	9.55	8.17		
Phosphorus (µg/L)	8.0	2.0	11.23	0.161	9.52	8.22		
Chlorophyll a (µg/L)	0.3	3.0	11.19	0.159	9.51	8.25		
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
0.3	8.0	3.80	11.25	0.161	9.79	8.25	3.80	Max
0.3	8.0		11.19	0.159	9.51	8.11	3.80	Min
0.3	8.0		11.24	0.160	9.54	8.20	3.80	Med
0.3	8.0		11.23	0.160	9.59	8.19	3.80	Ave
NA	NA		0.03	0.001	0.13	0.06	NA	StDev

Bold & Italics: Values based on only one monitoring event

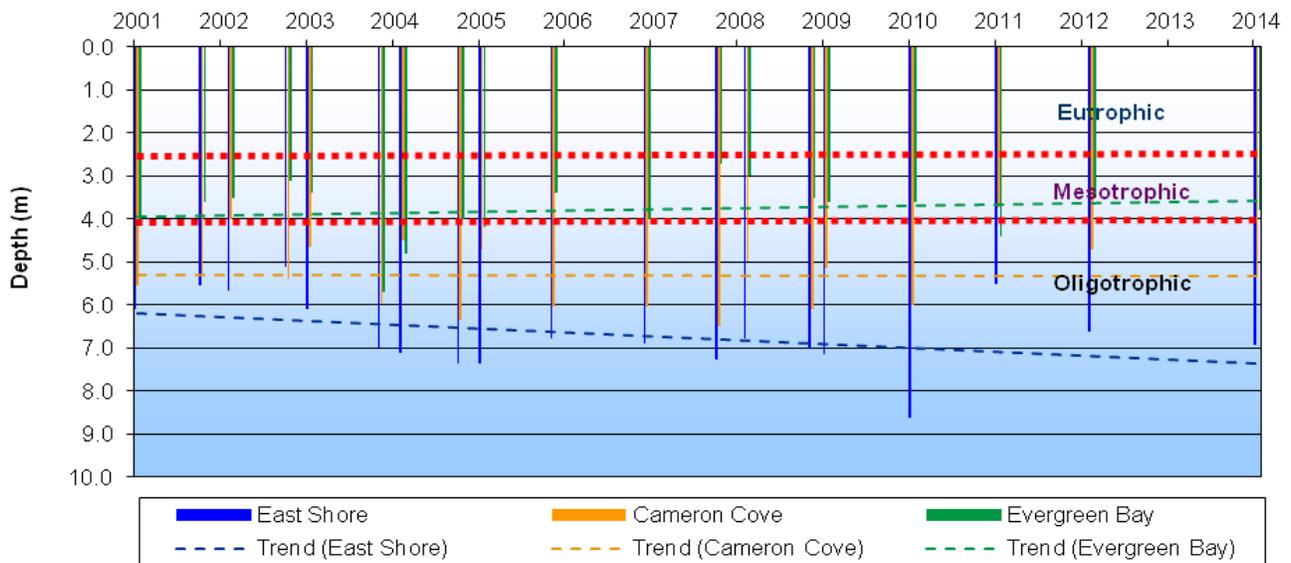
Highlighted data does not meet Alaska Water Quality Standards (WQS)

The Alaska Water Quality Standards do not apply absolutely to lakes without taking multiple factors into account. For more information on WQS, please see <http://www.dec.state.ak.us/water/wqsar/wqs/>.

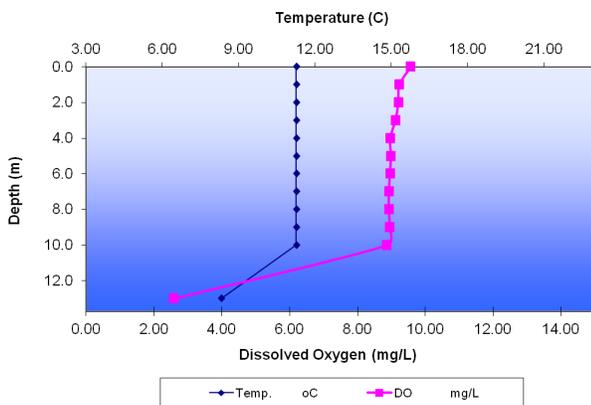
Matanuska-Susitna Borough Volunteer Lake Monitoring Program



**Lake Louise
Secchi Data 2001-2012, 2014**

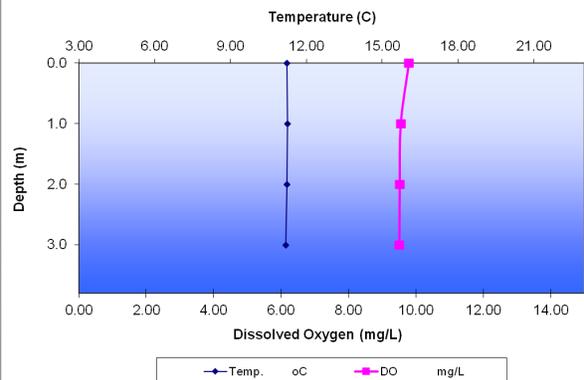


**Temperature and Dissolved Oxygen Profiles
Lake Louise: Cameron Cove -- September
2014**



**No Temperature and Dissolved Oxygen
Profiles available for the East Shore Site -
No Quanta reading due to high waves.**

**Temperature and Dissolved Oxygen Profiles Lake Louise:
Evergreen Bay -- September 2014**



Matanuska-Susitna Borough Volunteer Lake Monitoring Program

Susitna Lake 2014 Data Summary

Susitna Lake Snapshot

Years Monitored: 13
 Total # of Events: 42
 2014 Events: 2
 Total Hours Monitored: 72.2

Observations

Wildlife Observed:

Bald eagle
 Loons

Water Level:

High

Water Color:

Light Green

Algae:

None

Aquatic Plants:

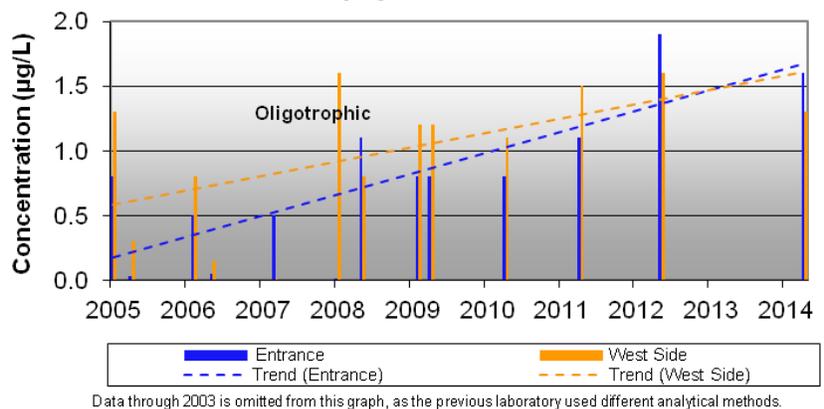
None

Additional Comments:

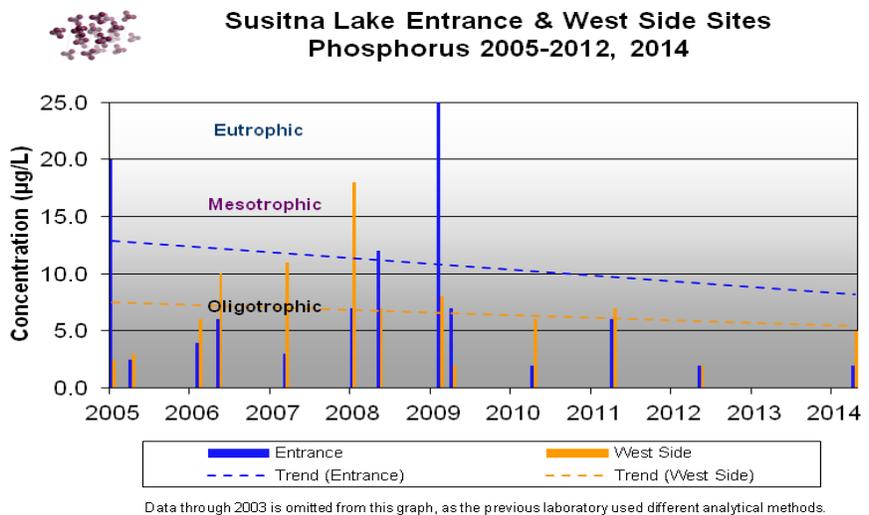
Water level 12 inches higher than previous year. Muddy bottom at the Entrance site, hard bottom at the West Side site.



Susitna Lake Entrance & West Side Sites
Chlorophyll a 2005-2012, 2014



Susitna Lake Entrance & West Side Sites
Phosphorus 2005-2012, 2014



Susitna Lake Profile Measurements

Susitna Lake Entrance		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014	0.0	11.23	0.001	9.81	8.15	7.38	
		1.0	11.24	0.252	9.53	8.23		
Site Depth (m)	9.30	2.0	11.28	0.293	9.33	8.21		
		3.0	11.24	0.299	9.23	8.22		
Phosphorus (µg/L)	2.0	4.0	11.22	0.298	9.13	8.23		
		5.0	11.20	0.297	9.19	8.23		
Chlorophyll a (µg/L)	1.6	6.0	11.18	0.302	9.29	8.24		
		7.0	11.12	0.298	9.22	8.25		
		8.0	10.98	0.292	9.39	8.28		
		9.0	10.94	0.292	9.29	8.27		
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
1.6	2.0	9.30	11.28	0.302	9.81	8.28	7.38	Max
1.6	2.0		10.94	0.001	9.13	8.15	7.38	Min
1.6	2.0		11.21	0.295	9.29	8.23	7.38	Med
1.6	2.0		11.16	0.262	9.34	8.23	7.38	Ave
NA	NA		0.12	0.093	0.20	0.04	NA	StDev

Susitna Lake West Side		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014	0.0	10.90	0.000	10.45	7.47	7.68	
		1.0	11.60	0.314	9.34	8.05		
Site Depth (m)	18.80	2.0	11.59	0.312	9.34	8.09		
		3.0	11.58	0.310	9.23	8.13		
Phosphorus (µg/L)	5.0	4.0	11.59	0.310	9.33	8.15		
		5.0	11.59	0.314	9.38	8.17		
Chlorophyll a (µg/L)	1.3	6.0	11.58	0.310	9.31	8.18		
		7.0	11.58	0.309	9.23	8.20		
		8.0	11.59	0.310	9.22	8.20		
		9.0	11.58	0.310	9.17	8.21		
		10.0	11.57	0.310	9.16	8.20		
		15.0	11.51	0.312	9.05	8.20		
		18.0	11.24	0.313	8.44	8.12		
		18.5	11.07	0.317	8.00	8.04		
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
1.3	5.0	18.80	11.60	0.317	10.45	8.21	7.68	Max
1.3	5.0		10.90	0.000	8.00	7.47	7.68	Min
1.3	5.0		11.58	0.310	9.23	8.16	7.68	Med
1.3	5.0		11.47	0.289	9.19	8.10	7.68	Ave
NA	NA		0.23	0.083	0.53	0.19	NA	StDev

Highlighted data does not meet Alaska Water Quality Standards (WQS)

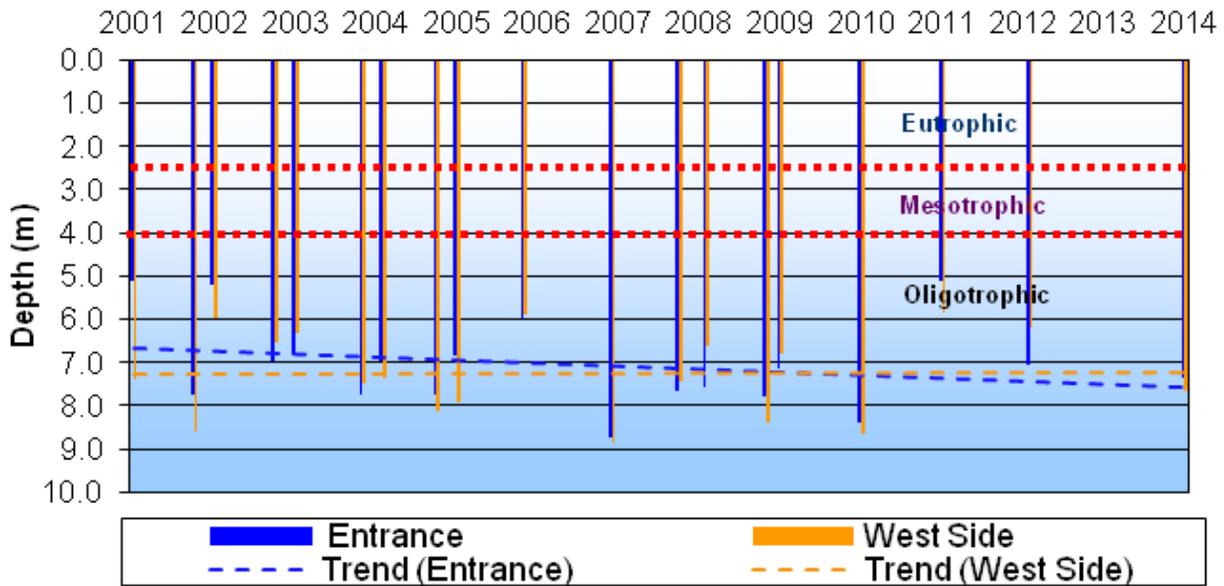
The Alaska Water Quality Standards do not apply absolutely to lakes without taking multiple factors into account. For more information on WQS, please see <http://www.dec.state.ak.us/water/wqsar/wqs/>.



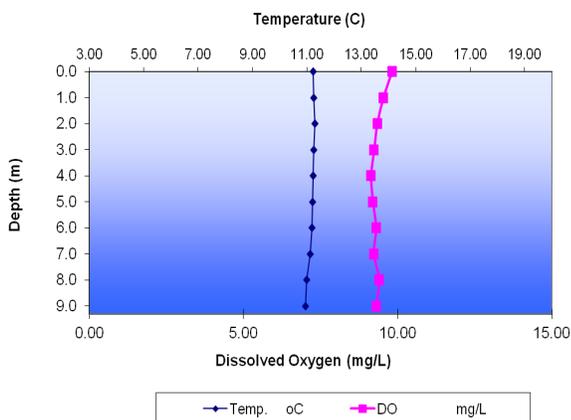
Matanuska-Susitna Borough Volunteer Lake Monitoring Program



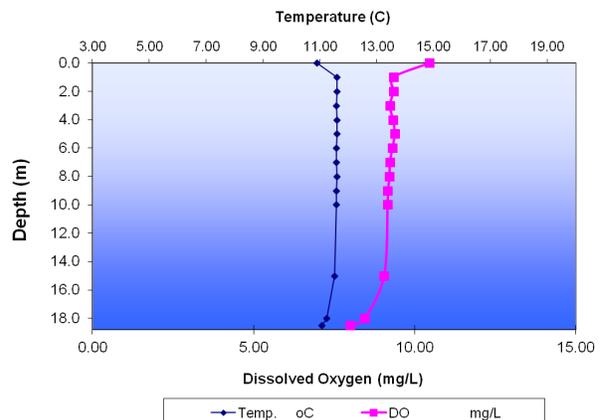
Susitna Lake Entrance and West Side Sites Secchi Data 2001-2012, 2014



Temperature and Dissolved Oxygen Profile
Susitna Lake Site A: Entrance -- September 2014



Temperature and Dissolved Oxygen Profile
Susitna Lake Site B: West Side -- September 2014



Matanuska-Susitna Borough Volunteer Lake Monitoring Program

Tyone Lake 2014 Data Summary

Tyone Lake Snapshot

Years Monitored: 12
 Total # of Events: 16
 2014 Events: 1
 Total Hours Monitored: 17.5



Observations

Wildlife Observed:

Ducks
 Grebes
 Kingfisher

Water Level:

High

Water Color:

Yellow/light tan

Algae:

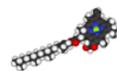
None

Aquatic Plants:

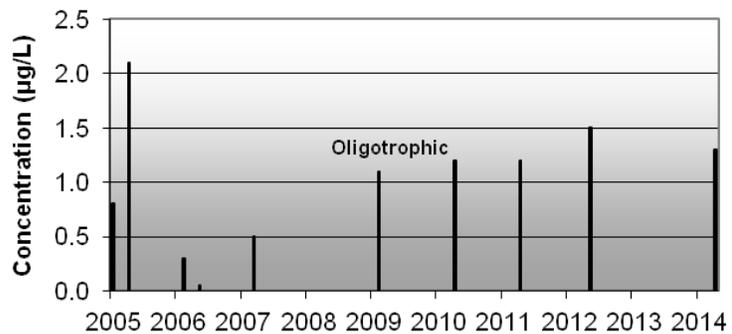
Heavy; submerged plants and lily pads; distributed throughout the whole lake.

Additional Comments:

Water level is 12 inches higher than the previous year. Three different species of aquatic plants were taken in Ziploc bags back to lab.



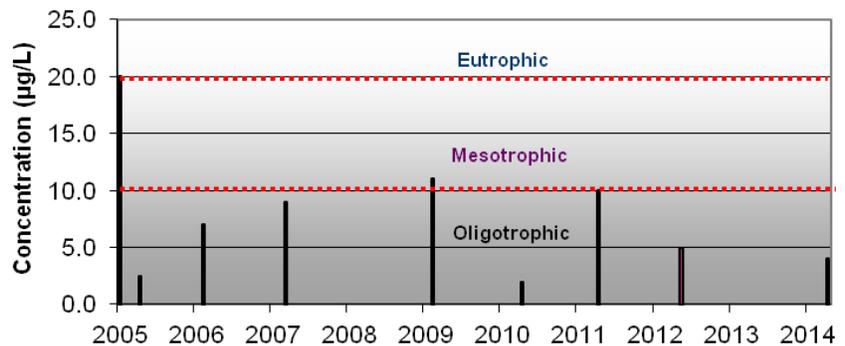
Tyone Lake • Chlorophyll a 2005-2014



*Tyone Lake was not monitored in 2008 and 2013



Tyone Lake • Phosphorus 2005-2014



Tyone Lake Profile Measurements

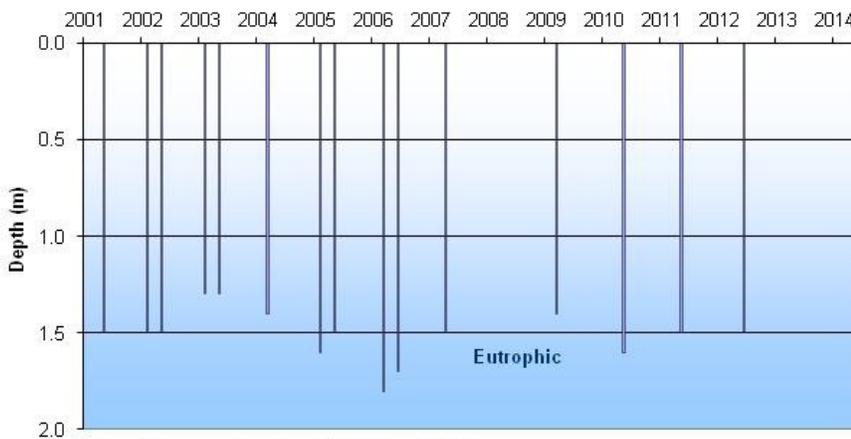
Tyone		Depth (m)	Temperature (oC)	Conductivity (mS/cm)	Dissolved Oxygen (mg/L)	pH standard units	Secchi Depth mean (m)	
Date	9/9/2014	0.0	10.28	0.000	10.51	7.89	1.75	
Site Depth (m)	1.75	1.0	10.23	0.332	10.43	8.03		
Phosphorus (µg/L)	4.0	1.5	10.22	0.332	10.32	8.18		
Chlorophyll a (µg/L)	1.3							
ChIA	TP	Depth	T°	Cond	DO	pH	Secchi	
1.3	4.0	1.75	10.28	0.332	10.51	8.18	1.75	Max
1.3	4.0		10.22	0.000	10.32	7.89	1.75	Min
1.3	4.0		10.23	0.332	10.43	8.03	1.75	Med
1.3	4.0		10.24	0.221	10.42	8.03	1.75	Ave
NA	NA		0.03	0.192	0.10	0.15	NA	StDev

Bold & Italics: Values based on only one monitoring event

Highlighted data does not meet Alaska Water Quality Standards (WQS).



Tyone Lake • Secchi Data 2001-2014



*Tyone Lake was not monitored in 2008 and 2013

The Alaska Water Quality Standards do not apply absolutely to lakes without taking multiple factors into account. For more information on WQS, please see <http://www.dec.state.ak.us/water/wqsar/wqs/>.

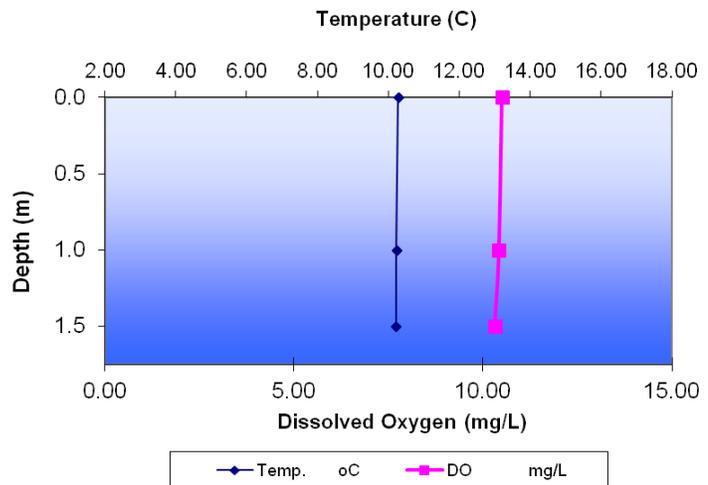


Grebes



Belted kingfisher

Temperature and Dissolved Oxygen Profile Tyone Lake -- September 2014



Public Outreach Summary

Louise Susitna Tyone Lakes Comprehensive Plan Update

Sara Jansen, Project Manager, sjansen@matsugov.us

This summarizes all the public outreach conducted for this project made by the Borough and its planning partners on the above project. This information provides a snapshot of the Borough’s work to ensure that stakeholders had an abundant opportunity to learn about the project. On the reverse of this page is a thumbnail description of the required steps either by Borough Code, the granting body, or Borough policy and procedure. The Stakeholders of this project are the 500 + residents who own property within the planning area boundaries.

Total Exposure	
5	Community Wide Mailings to 500+ Property Owners
74	Newspaper Advertisements
27	Website Articles
24	Public Meetings

Activity	Mailings to Community Council Area	Newspaper Advertisements	Website	Meetings
Solicit Planning Team	1	2	1	
Planning Commission Selects Team		2	1	1
Planning Team Meetings		57	19	19
2014 Survey – General Questions	1		1	
Announcing Survey Results & Workshop	1	3	1	
2015 Survey - Goal and Strategy	1	1	1	
Announcing Workshop, Survey Results and Formal Presentation of draft plan to community	1	3	1	1
Community Organization meetings		5	1	2
Planning Commission Public Hearings		1	1	1

Public Outreach Required

Matanuska-Susitna Borough Requirements for Comprehensive Plans

MS 15.24.017 Requires public hearings be advertised in newspaper 15 calendar days prior to meeting with time and place and scope of the subject matter to be heard

Planning Commission Resolution 09-14

- Planning team solicited by a mailed general notice and advertisement
- Planning team meetings advertised in local paper and on Borough web-site
- Workshops scheduled
- Second general notice mailed and advertised when a draft document is complete
- Public meeting held to solicit comments
- Public Hearings held by Planning Commission

Resolution 16-01
Louise Susitna Tyone Community Association

A Resolution of the Louise Susitna Tyone Community Association Recommending Matanuska-Susitna Assembly Approval to the Update to the 1998 Lake Louise Comprehensive Plan Entitled the Louise Susitna and Tyone Lakes Comprehensive Plan

WHEREAS, in May, 2013, the Lake Louise Community Non-Profit Association requested assistance from the Matanuska-Susitna Borough to update the 1998 Lake Louise Comprehensive Plan; and

WHEREAS, Borough planning staff sent a mailing to all property owners based on the assessment records of the Borough which notified owners of the planning action and requested applications from people interested in serving on the Planning Team for the area; and

WHEREAS, fifteen people applied to be on the planning team, and fifteen people were appointed to the planning team in February, 2014; and

WHEREAS, the planning team began meeting in February 14, 2014; and

WHEREAS, the planning team developed a survey which was sent to all property owners and put on the Borough's website in May, 2014; and

WHEREAS, a community workshop reviewing the results of the survey with the community was held in July, 2014; and

WHEREAS, over the period of the next 11 months, planning team members reviewed the previous plan, and used the survey as a guide to draft a plan with nine chapters; and

WHEREAS, the planning team developed goals and strategies in five broad categories including Land Use, Public Facilities, Transportation, Water Resources and Recreation; and

WHEREAS, another area wide survey was distributed to determine if property owners agreed with the goals and strategies developed; and

WHEREAS, a community workshop was held in July, 2015 immediately following the association meeting; and

WHEREAS, a call for comments was made and the comments submitted were reviewed by the planning team in the fall of 2015; and

WHEREAS, the planning team presented the community association with a draft plan in January 2016; and

WHEREAS, the Board of Directors of the community association are empowered to take action for the association; and

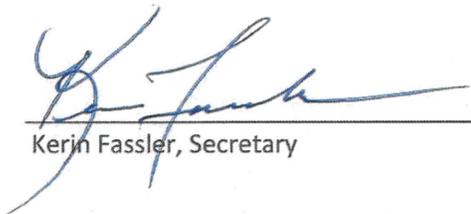
WHEREAS, the Board of Directors reviewed the plan and were able to discuss the contents with the planning team in January, 2016;

NOW THEREFORE BE IT RESOLVED, the Louise Susitna Tyone Community Association recommends approval of the draft plan, and requests it be forwarded to the Planning Commission and Borough Assembly.

Adopted by the Louise Susitna Tyone Community Association on this 2nd day of March, 2016.



Jeff Urbanus, President



Kerin Fassler, Secretary

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By: Sara Jansen
Introduced: March 21, 2016
Public Hearing: April 4, 2016
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-17**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ADOPTION OF THE LOUISE SUSITNA TYONE LAKES COMPREHENSIVE PLAN UPDATE PREVIOUSLY KNOWN AS THE LAKE LOUISE COMPREHENSIVE PLAN.

WHEREAS, in May, 2013, the Lake Louise Community Non-Profit Association requested assistance from the Matanuska-Susitna Borough to update the 1998 Lake Louise Comprehensive Plan; and

WHEREAS, Borough planning staff, in accordance with Planning Commission Resolution 09-14(AM), sent a mailing to all property owners based on the assessment records of the Borough which notified owners of the planning action and requested applications from people interested in serving on the Planning Team for the area; and

WHEREAS, fifteen people applied to be on the planning team, and fifteen people were appointed to the planning team in February, 2014; and

WHEREAS, the planning team began meeting in February, 2014; and

WHEREAS, the planning team developed a survey which was sent to all property owners and put on the Borough's website in May, 2014; and

WHEREAS, a community workshop reviewing the results of the survey with the community was held in July, 2014; and

WHEREAS, over the period of the next 10 months, planning team members reviewed the previous plan, and used the survey as a guide to draft a plan with nine chapters; and

WHEREAS, the planning team developed in compliance with Alaska state statute Sec.29.40.030.Comprehensive Plan, goals and strategies in five broad categories including Land Use, Public Facilities, Transportation, Water Resources, and Recreation; and

WHEREAS, another area wide survey was distributed to determine if property owners agreed with the goals and strategies developed by the Planning Team; and

WHEREAS, a community workshop was held in July, 2015 immediately following the association meeting; and

WHEREAS, a call for comments was made and the comments submitted were reviewed by the planning team in the fall of 2015; and

WHEREAS, the planning team presented the community association with a draft plan in January 2016; and

WHEREAS, the Board of Directors of the community association are responsible for the business affairs of the organization; and

WHEREAS, the Board of Directors reviewed the plan and were able to discuss the contents with the planning team in January and February of 2016; and

WHEREAS, the Board of Directors approved and signed Resolution 16-01 of the Louise Susitna Tyone Community Association resolution on March 2, 2016 recommending approval of the draft plan and asking it be forwarded to the Planning Commission and the Borough Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommend assembly adoption of the Louise Susitna Tyone Lakes Comprehensive Plan Update.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ___, 2016.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES:

NO:

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CORRESPONDENCE & INFORMATION

- ❖ Memo Re: Withdrawal of Application for IMD (MSB Landfill)
 - ❖ TAB Minutes - 01/27/16
 - ❖ TAB Agenda - 02/24/16
 - ❖ TAB Agenda - 03/23/16

(Page 127 - 138)

CORRESPONDENCE & INFORMATION



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-7876

www.matsugov.us

MEMORANDUM

DATE: April 6, 2016

TO: Planning Commission

THROUGH: Alex Strawn, Development Services Manager 

FROM: Mark Whisenhunt, Planner II 

SUBJECT: Withdrawal of Interim Materials District application associated with Planning Commission Resolution 16-11

On April 5, 2016 our office received notice from the Land and Resource Management Division that they are withdrawing their application for Interim Materials District that is associated with Planning Commission Resolution 16-11.

We are expecting a new application for Interim Materials District from the Land and Resource Management Division. The new application will have different boundaries and extraction information. More information on the new application will be forthcoming as available.

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**MATANUSKA-SUSITNA BOROUGH
TRANSPORTATION ADVISORY BOARD****REGULAR MEETING MINUTES
Wednesday, January 27, 2016****I. CALL TO ORDER**

The regular meeting of the Matanuska-Susitna Borough Transportation Advisory Board was held on Wednesday, January 27, 2016, at the Matanuska-Susitna Borough Lower Level Conference Room, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 2:05 pm by Acting Chair Mr. Don Carney.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Transportation Advisory Board members present and establishing a quorum were:

Ms. Cindy Bettine
Mr. Don Carney
Mr. Dan Elliott
Ms. Beth Fread
Mr. David Lundin
Ms. Sonya Larkey-Walden joined us at 2:07

Transportation Advisory Board members absent and excused were:
None.

Staff and Agency Representatives in attendance were:

Mr. Brad Sworts, MSB Pre-Design & Engineering Mgr.
Mr. Mike Weller, Traffic Data Technician
Ms. Debbie Passmore, Administrative Secretary
Ms. Jessica Smith, MSB Planner II
Ms. Sara Jansen, MSB Planner II
Ms. Melanie Nichols, ADOT&PF Planner II
Mr. Tom Healy, City of Palmer

III. AUDIENCE INTRODUCTION

Mr. Eugene Carl Haberman
Mr. Dave Palmer, Parks, Rec. and Trails Board
Mr. Paul Carpenter, NIT and Transit Coalition

IV. APPROVAL OF TODAY'S AGENDA

MOTION: Ms. Beth Fread moved to approve today's agenda; Ms. Sonya Larkey-Walden seconded. Discussion to move the Presentation so it will be held before the Agency and Staff reports. The Board decided to let the agenda stand.

MOTION: Mr. David Lundin moved that we postpone the approval of the minutes until our next meeting so the Board members have a chance to read them.

VOTE: No objections and amendment passes.

VOTE: Motion to approve the agenda as amended passes without objection.

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Brad Sworts

VI. NOMINATIONS AND ELECTIONS

A. Chair

NOMINATIONS FOR CHAIR:

- Mr. Dan Elliott nominated Mr. David Lundin; seconded by Ms. Sonya Larkey-Walden.
- Ms. Sonya Larkey-Walden nominated Mr. Dan Elliott, he declined.
- Ms. Sonya Larkey-Walden nominated Ms. Beth Fread.

VOTE FOR MR. DAVID LUNDIN: 4 yes's/2 no's; motion fails.

Yay's: Ms. Cindy Bettine, Mr. Dan Elliott, Mr. Don Carney, Mr. David Lundin

Nay's: Ms. Sonya Larkey-Walden, Ms. Beth Fread

Mr. Don Carney will continue as the Acting Chair until our next meeting.

B. Vice Chair

NOMINATION(S) FOR VICE CHAIR:

- Mr. Dan Elliott nominated Ms. Beth Fread; seconded by Ms. Cindy Bettine.

MOTION: Made by Mr. David Lundin; To postpone all elections to the February 24, 2016 meeting.

VOTE: 5 yes/1 no. Motion passes.

VII. APPROVAL OF MINUTES OF PRECEDING MEETINGS

During the Agenda Approval, it was discuss and agreed that the approval of the minutes of the preceding meetings will be postponed to our next meeting so the Board has time to read them.

VIII. INFORMATION FROM THE CHAIR

A. Is pleased with the snow removal and road conditions and how the RSAs have taken care of them so well.

B. Is glad that the Mayor and Assembly approved two new TAB members: Cindy Bettine and David Wilson.

XI. REPORTS FROM OTHER BOARDS AND COMMITTEES

A. AAB – David Lundin

- Attended January AAB meeting. DOWL gave an update of the RASP Phase II and the Aviation Economic Impact Study.

B. Parks & Trails – Sonya Walden

- No meeting on Monday.

C. RSA's – Dan Elliott

- Reviewed the checklist for supervisors and will have a meeting soon.

- Reviewed the checklist for supervisors and will have a meeting soon.
- Discussed the decline in State funding.
- Discussed the RSAs and/or the Matanuska-Susitna Borough taking over the maintenance of some State roads. There may be a proposal coming soon with a proposed solution.
- Discussion about the Assembly meeting last night and possible solutions with the RSA's and the FSA's helping.

X. AGENCY AND STAFF REPORTS

A. Cities

1. Palmer, Tom Healy, Public Works Director and Acting City Manager
 - a. Legislative requests for this year with handout

B. State Agencies

None today.

C. MSB Staff

1. Jessica Smith, MSB Transportation Planner
 - a. Project updates
 - i. RASP Phase II Economic Impact Study is available on our website. Will send out a link.
 - ii. Transportation Planning Partnership Program – forming partnerships with ADOT&PF, the cities and the Borough so we look at projects together before engineering begins on projects
2. Ms. Sara Jansen, MSB Planner II
 - a. FY 2017-2022 CIP passed 1/12/2016 and will be printed and available next week. (see handout; Sara will outline what we supported versus what the Assembly passed)
 - b. FY 2018-2023 CIP Timeline

D. Tribal Organizations

None Today.

E. Transit

1. Mat-Su Transit Coalition Steering Committee: New member Paul Carpenter introduced.

XI. PRESENTATIONS

- A. “Statewide Transportation Improvement Program 101 (STIP 101)” by Ms. Melanie Nichols, ADOT&PF Planner II and Ms. Jessica Smith, MSB Planner II

XII. AUDIENCE PARTICIPATION *(limited to three minutes)*

Mr. Eugene Carl Haberman voiced concern that TAB recommendations are not being considered by Assembly and Planning Commission. Voiced concern of conflict of interest regarding Dan Mayfield's testimony in reference to Big Lake during the Planning Commission. Thanked the TAB Chair for attending other MSB meetings.

XIII. UNFINISHED BUSINESS

XIV. NEW BUSINESS

A. Ms. Jessica Smith, MSB Planner II

1. Discuss TAB's goals and priorities for this year with the Board; to be continued in February.

2. Discussed the current code. It is old and may be in need of review and revision. Jessica will work with Law to get some of the terms clarified, then bring that back to us for review and discuss.
3. Urged the Board to think about what we want our 2016 priorities to be for discussion at our next meeting.

XV. UPCOMING MEETING REMINDER(S)

- A. Our next regular TAB meeting will be on Wednesday, February 24, 2016, 2:00 - 4:30 pm in the MSB Assembly Chambers.

XVI. MISC. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

- A. Planning Commission 2016 Meetings
- B. TAB Vacancy Report
- C. Meeting Deadlines for Next TAB Meeting

XVII. COMMENTS FROM THE BOARD

Ms. Beth Fread: None.

Ms. Sonya Larkey-Walden: None.

Mr. Dan Elliott: Wants to be sure to hear about lighting on the highways

Mr. David Lundin: Had a question about the vacant TAB position.

Mr. Brad Sworts: None.

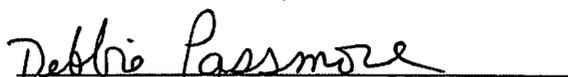
Mr. Don Carney: Just wants to thank everybody for coming. Looks forward to coming back to elections at our next meeting

XVIII. ADJOURNMENT

The meeting was adjourned at 4:29 p.m.


Mr. Don Carney, Acting Chair

ATTEST:


Debbie Passmore, TAB Clerk

**MATANUSKA-SUSITNA BOROUGH
TRANSPORTATION ADVISORY BOARD AGENDA**

Vern Halter, Mayor

TRANSPORTATION ADVISORY BOARD

Brad Sworts, MSB Mgr Delegate, Seat 1
 David Lundin, Construction Rep, Seat 2
 VACANT, Env. Conservation Rep, Seat 3
 Cindy Bettine, Transp. Industry Rep, Seat 4
 Sonya Larkey-Walden, Parks/Trails Rep, Seat 5
 Don Carney, Chair, MSBSD Rep, Seat 6
 Dan Elliot, RSA Rep, Seat 7
 Beth Fread, Member At Large, Seat 8



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning & Land Use
 Lauren Driscoll, Planning Services Chief
 Alex Strawn, Development Services Manager
 VACANT, Platting Officer
 Jessica Smith, Transportation Planner
 Josi Willcox, TAB Clerk

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

**FEBRUARY 24, 2016
 REGULAR MEETING
 2:00 PM - 4:30 PM**

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES
 - a. December 16, 2015 (Regular Meeting)
 - b. December 16, 2015 (ORV Meeting)
 - c. January 27, 2016 (Regular Meeting)
- V. NOMINATIONS & ELECTIONS
 - a. Chair
 - b. Vice Chair
- VI. REPORTS FROM OTHER BOARDS
 - a. AAB (David Lundin)
 - b. Parks & Trails (Sonya Larkey-Walden)
 - c. RSAs (Dan Elliot)
- VII. STAFF REPORTS
 - a. Cities
 - Wasilla Legislative Requests (Bill Klebesadel, Deputy Public Works Director)
 - b. MSB Staff
 - New TAB Clerk Introduction (Josi Willcox, Jessica Smith)
 - MSB Construction/Design Project Updates (Brad Sworts)

VIII. PRESENTATIONS

- a. ADOT&PF Lighting Plans for Lighting State Roads in the MSB (Charles Wagner, DOT&PF)

IX. AUDIENCE PARTICIPATION (*three minutes per person*)

X. UNFINISHED BUSINESS

- a. TAB Goals & Priorities Discussion Continued (Jessica Smith)

XI. NEW BUSINESS

- a. MPO Self Assessment (Referral from Assembly)

XII. CORRESPONDENCE & INFORMATION

- a. Alaska DOT&PF STIP MSB Projects List
- b. Alaska DOT&PF Study Finds Widespread Economic Benefits of Alaska Ferry System
<http://dot.alaska.gov/amhs/reports.shtml>
- c. Seldon Road Extension Access Management Plan PC Resolution
- d. Alaska State Rail Plan (Comments Due March 10)
<http://www.asrpoloh.com/>
- e. Mat-Su Transit Feasibility Plan
<https://www.facebook.com/MatSuTransitPlan/>
<http://www.mat-sutransitplan.com>
- f. 2016 TAB Meeting Deadlines

XIII. COMMENTS FROM THE BOARD

XIV. ADJOURNMENT

Next Scheduled TAB Meeting – Wednesday, March 23, 2016, 2:00 PM – 4:30PM.

**MATANUSKA SUSITNA BOROUGH
TRANSPORTATION ADVISORY BOARD**

Chair – David Lundin	Vice Chair – Beth Fread	David Wilson	Daniel Elliott
Don Carney	Sonya Larkey-Walden	Cindy Bettine	VACANT
Josi Willcox, Clerk			
Jessica Smith, MSB Transportation Planner			

AGENDA

**REGULAR MEETING
DSJ BUILDING ASSEMBLY CHAMBERS**

**March 23, 2016
2:00 P.M.**

- I. CALL TO ORDER; ROLL CALL**
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**
 - A. February 24, 2016
- IV. AUDIENCE PARTICIPATION**
- V. STAFF/AGENCY REPORTS & PRESENTATIONS (5 minutes)**
 - A. DOT&PF (Melanie Nichols)
 - B. Matanuska Susitna Borough
 - C. City of Houston
 - D. City of Palmer
 - E. City of Wasilla
 - F. Dan Elliott for RSA's
 - G. Representative for AAB (David Lundin)
 - H. Representative for PRB (Sonya Larkey-Walden)
- VI. ITEMS OF BUSINESS**
 - A. Resolution 16-01: Mat-Su Borough Metropolitan Planning Organization (MPO) Self Assessment (Jessica Smith)
 - B. Proposed Table of Contents for Board Manual (Jessica Smith)
 - C. Hugh Leslie – Parks, Recreation and Trails Board
- VII. CORRESPONDENCE & INFORMATION (Jessica Smith)**
 - A. FHWA FAST Act Fact Sheet (Metropolitan Planning)
 - B. US Census Urban Cluster Map Lakes-Knik-Fairview-Wasilla, AK
 - C. Metropolitan Planning Organization Legislation
 - 23 USC 134
 - 49 USC 5303-5306
 - AS 19.20.200 – 220
 - 17 AAC 05 Sections 155, 165, 195, 990

D. MSB Projects List from 2016 – 2019 STIP

VIII. MEMBER COMMENTS

IX. NEXT MEETING

A. Next Meeting Date: April 27, 2016

B. April 27, 2016 Agenda Items

X. ADJOURNMENT

COMMISSION BUSINESS
Upcoming PC Agenda Items

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COMMISSION BUSINESS

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

Email: planning@matsugov.us**MEMORANDUM**

DATE: April 8, 2016

TO: Planning Commissioners

FROM: Eileen Probasco, Director of Planning and Land Use

SUBJECT: Items tentatively scheduled for future PC Meetings or Administrative Actions and Updates on PC items sent to the Assembly

May 2, 2016 (*MSB Assembly Chambers*)**Introduction for Public Hearing Quasi-Judicial***(None)***Introduction for Public Hearing Legislative**

- **Resolution 16-19**, recommending Assembly adoption of an Ordinance establishing Riparian Buffer Standards on High Priority Salmon Streams. Public Hearing: May 16, 2016 (*Staff: Frankie Barker*)
- **Resolution 16-21**, recommending Assembly approval of an Interim Materials District (IMD) at the MSB Central Landfill in accordance with MSB 17.28 – Interim Materials District, for the extraction of 3,120,000 cubic yards of earth material from 45 acres within a 120-acre area, located within Township 17 North, Range 1 East, Section 1, Tax Parcel D5 (17N01E01D005). Public Hearing: May 16, 2016. (*Applicant: MSB Land Management, Staff: Mark Whisenhunt*)

Agency/Staff Reports*(None)***Land Use Classifications***(None)***Public Hearing Quasi-Judicial***(None)***Public Hearing Legislative***(None)*

Unfinished Business

(None)

New Business

(None)

Commission Business

(None)

May 16, 2016 (MSB Assembly Chambers)

Introduction for Public Hearing Quasi-Judicial

- **Resolution 16-20**, A request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverages Uses, for the operation of a Liquor Package Store within a proposed convenience store, located on Lot 11, Hollywood Heights; 14468 W. Hollywood Road; within Township 17 North, Range 3 West, Section 24. Public Hearing: June 6, 2016. (*Applicant: Three Bears Alaska, Inc., Staff: Susan Lee*)

Introduction for Public Hearing Legislative

(None)

Agency/Staff Reports

(None)

Land Use Classifications

(None)

Public Hearing Quasi-Judicial

(None)

Public Hearing Legislative

- **Resolution 16-19**, recommending Assembly adoption of an Ordinance establishing Riparian Buffer Standards on High Priority Salmon Streams. (*Staff: Frankie Barker*)
- **Resolution 16-21**, recommending Assembly approval of an Interim Materials District (IMD) at the MSB Central Landfill in accordance with MSB 17.28 – Interim Materials District, for the extraction of 3,120,000 cubic yards of earth material from 45 acres within a 120-acre area, located within Township 17 North, Range 1 East, Section 1, Tax Parcel D5 (17N01E01D005). (*Applicant: MSB Land Management, Staff: Mark Whisenhunt*)

Unfinished Business

(None)

New Business

(None)

Commission Business*(None)*

June 6, 2016 (MSB Assembly Chambers)**Introduction for Public Hearing Quasi-Judicial***(None)***Introduction for Public Hearing Legislative***(None)***Agency/Staff Reports***(None)***Land Use Classifications***(None)***Public Hearing Quasi-Judicial**

- **Resolution 16-20**, A request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverages Uses, for the operation of a Liquor Package Store within a proposed convenience store, located on Lot 11, Hollywood Heights; 14468 W. Hollywood Road; within Township 17 North, Range 3 West, Section 24. (*Applicant: Three Bears Alaska, Inc., Staff: Susan Lee*)

Public Hearing Legislative*(None)***Unfinished Business***(None)***New Business***(None)***Commission Business***(None)*

Upcoming PC Actions**Quasi-Judicial**

- Victor Damyan junkyard CUP, 17N02W27B006. (*Staff: Susan Lee*)
- Rocky Lake Setback Variance. (*Applicant: Michael Solmonson, Staff: Mark Whisenhunt*)
- Earth Materials Extraction CUP, 18N02W27D009. (*Applicant: T&J Gravel, Staff: Susan Lee*)
- Tews Junkyard CUP, 17N03W09A019 and A007. (*Staff: Susan Lee*)
- Burnett Variance. (*Applicant: Stephen Spence, Staff: Susan Lee*)
- Knik Super Store Package Store Expansion CUP. (*Staff: Susan Lee*)
- MTA Tall Structure CUP, 18N04W11A001. (*Staff: TBD*)

Legislative

- Denali State Park SpUD. (Staff: Eileen Probasco)
- Noise and Sound Code Update (Throughout MSB Code): Amendments will make noise and sound requirements more consistent, enforceable, and reasonable. (Staff: Mark Whisenhunt)
- Denali Hwy, MP 99, IMD, T19N, R2W. Section 10 & 15, FM. (Applicant: AKDOT, Staff: Susan Lee)

Other Upcoming Administrative Actions (Not going to the PC)

- Nash/Chijuk Creek NRMU Timber Transportation Permit. (Staff: Susan Lee)
- MEA Lazelle Substation into Herning Substation Public Participation Plan. (Staff: Susan Lee)
- Davis Legal Nonconforming Status Determination for a structure. (Staff: Susan Lee)
- Trapper Creek Bluegrass Festival Special Events Permit. (Staff: Susan Lee)
- QAP/Sandstrom Earth Materials Extraction Administrative Permit, 19N04W02B004. (Staff: Mark Whisenhunt)
- Crystal Shores Nonconformity Determination. (Staff: Mark Whisenhunt)
- Plumley Nonconformity Determination. (Staff: Mark Whisenhunt)
- Minnick Earth Materials Extraction Administrative Permit. (Staff: TBD)

PC Decisions Currently Under Appeal

- **Resolution 15-01**, a resolution adopting findings of fact and conclusions of law to support the Planning Commissions failure to approve Resolution 14-33. (CMS appeal of BOAA decision to Superior Court on March 31, 2015)
- **Resolution 15-43**, a resolution adopting findings of fact and conclusions of law to support the Planning Commissions failure to approve Resolution 15-36, approving a set-back structure for a new building in Clester Extension. BOAA Appeal Hearing scheduled for April 25, 2016. (Staff: Susan Lee, Applicant: Ivan and Lynne Schuening)

Updates/Presentations/Work Sessions

- Planning Commission Powers (Staff: Lauren Driscoll, Alex Strawn, and Assistant Borough Attorney)

Updates on PC items going to the Assembly (Pending)

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
<p>Resolution 16-01, A resolution recommending the Assembly approval of Ordinance Serial Number 16-003 Amending MSB 17.60 to include Permit Requirements and Standards for Marijuana Related Facilities, and Repealing Inapplicable Definitions. Referred to the Planning Commission on December 15, 2015, for 45 days. (Staff: Alex Strawn)</p>		ORD # 16-003	IM # 16-029
Actions:	<p>01/04/16 – PC Introduction 01/18/16 – PC Public Hearing – Amended/Approved 02/02/16 – Assembly New Business 03/01/16 – Assembly Public Hearing – Postponed until 03/15/16 03/15/16 – Assembly Public Hearing – Postponed until 04/05/16 04/05/16 – Unfinished Business – Referred back to MAC and PC For 90 days (07/04/16).</p>		

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
<p>Resolution 16-05, A resolution recommending Assembly adoption of the Seldon Road Extension Corridor Access Management Plan. (Staff: Mike Campfield)</p>		ORD # 16-__	IM # 16-__
Actions:	<p>01/08/16 – PC Introduction 02/01/16 – PC Public Hearing – Approved</p>		

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
<p>Resolution 16-07, A resolution recommending Assembly approval of an Interim Materials District (IMD), known as Alsop East; located on Tract A, Point MacKenzie Phase I Subdivision; within Township 15 North, Range 4 West, Section 27, Seward Meridian. (Staff: Susan Lee, Applicant: MSB Land Management)</p>		ORD # 16-037	IM # 16-056
Actions:	<p>02/01/16 – PC Introduction 03/07/16 – PC Public Hearing – Amended/Approved 04/05/16 – Assembly Introduction 04/19/16 – Assembly Public Hearing</p>		

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
Resolution 16-10 , a resolution recommending Assembly approval to classify lands and approve said lands for inclusion in the 2016 Competitive Sealed Bid Land Sale (MSB007129). <i>(Staff: Nancy Cameron)</i>		ORD # 16-036 Reso # 16-035	IM # 16-055
Actions:	03/07/16 – PC Land Classification – Approved 04/05/16 – Assembly Introduction 04/19/16 – Assembly Public Hearing		

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
Resolution 16-13 , a resolution recommending the Assembly adopt MSB 8.41, Marijuana Related Facility License Referrals. Referred to the Planning Commission by the Assembly on February 16, 2016, and due back by May 16, 2016. <i>(Staff: Alex Strawn)</i>		ORD # 16-021	IM # 16-027
Actions:	03/07/16 – PC Introduction 03/21/16 – PC Public Hearing – Approved		

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
Resolution 16-14 , a resolution recommending Assembly approval to amend Ordinance MSB 15.24.030, adopting the MSB Metropolitan Planning Organization (MPO/) Self-Assessment Study. <i>(Staff: Jessica Smith)</i>		ORD # 16-__	IM # 16-__
Actions:	03/21/16 – PC Introduction 04/04/16 – PC Public Hearing – Approved		

Updates on PC items going to the Assembly (Complete)

Planning Commission		Assembly	
Reso		ORD/Reso #	IM
<p>Resolution 16-09, a resolution recommending the Assembly adopt the 2016 Port MacKenzie Master Plan. Referred to the Planning Commission by the Assembly on February 2, 2016, and due back by May 3, 2016. (<i>Staff: Eileen Probasco</i>)</p>		ORD # 16-012	IM # 16-023
<p>Actions:</p>	<p>03/07/16 – PC Introduction 03/21/16 – PC Public Hearing – Amended/Approved _____ – Assembly Introduction 04/05/16 – Assembly Public Hearing – Adopted</p>		

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