



# MATANUSKA-SUSITNA BOROUGH

PLANNING DEPARTMENT

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## MEMORANDUM

DATE: February 19, 1997

TO: John Duffy, Planning Director

FROM: Marcy Martin, Planning *MM*

SUBJECT: Homestead Resort Concept Site Plan

Following are my comments on the concept plan.

- 1) As presented, the concept plan indicates two points of access to the development. One point of access is the section line common to Sections 7 and 12. The other point of access is 3/4 mile west of the section line. Neither of these access points appear to have adequate right-of-way to provide access from Maud Road to the development. In addition, there is a 75' wide airstrip easement adjacent to the section line near the intersection with Maud Road. There also appears to be potential access along the section line common to Sections 11 and 14. This would provide access to the Old Glenn Highway and may be preferable to accessing Maud Road. That access would require redesign within the development boundaries.
- 2) The cul-de-sac on the east side of the proposed development appears to be excessive in length. There are also a few lots in the western corner without access.
- 3) The concept plan proposes to relocate the Maud-Plumley trail from the existing location to the eastern boundary of the development. It does not provide for a continuation of Burnt Butte Trail to the east.
- 4) There is no provision for access between the 12th and 13th holes of the golf course as proposed.
- 5) The proposed development is located within the Susitna Area Plan, Glenn Highway Subregion, Palmer-Sutton-Butte Management Unit, Subunit 1i. Page 337, Management Intent, states in part: "The limited amount of public land in this management unit should be used to meet the public and private land needs of these communities and be consistent with land use plans they develop. At this time these needs are primarily for community open space, woodlots and community recreation. In the future these lands may be needed for

schools or other public facilities. Disposal for private use is a low priority due to the present abundance of private lands available in the area. Disposals are not prohibited however, if local plans propose such a use.” Page 340, Subunit 1i, states in part: “Any public land within this subunit should be managed for public and private community uses consistently with the wishes of local governments.”

- 6) The proposed development is located in the Palmer-Wasilla Region Plan of the 1970 Comprehensive Plan. The plan indicates that the recommended use of the proposed development area is Recreation and Rural Residential. According to the map included in the plan, Recreation and Rural Residential includes lodges.
- 7) A quick review of the soils on the Borough parcel indicates that just less than 50% of the property has severe limitations for homesites. This will most likely require some adjustments to the concept plan to accommodate the need for larger lot sizes and possible relocation of proposed roads.
- 8) The proposed development provides a buffer along the northern, eastern, and southern boundaries. Currently, there are no subdivisions directly adjacent to the proposed development. Subdivisions may be impacted depending on the proposed access outside the development.

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