

**MATANUSKA-SUSITNA BOROUG
PLANNING COMMISSION AGENDA**

Barbara Lacher, Mayor
PLANNING COMMISSION
Tim Anderson
Jim Colver
Patty Hanrahan
James Kracker
J.C. McCavit
Craig Savage

Donald L. Moore, Manager
PLANNING DEPARTMENT
John Duffy, Director
Division Chiefs
Marcy Martin, Planning
Rick Brown, Platting
Jill Parson, Land Management
Ken Hudson, Code Compliance
Fran Seager-Boss, Cultural Resources
Priscilla Goff, Planning Clerk

Assembly Chambers

March 17, 1997
Regular Meeting 6:00 p.m.

- I CALL TO ORDER
- II ROLL CALL, DETERMINATION OF QUORUM, APPROVAL OF AGENDA
- III MINUTES
 - A. March 3, 1997*
- IV COMMITTEE REPORTS
- V AGENCY/STAFF REPORTS
- VI PERSONS TO BE HEARD - 7:00 p.m.
- VII PUBLIC HEARING - 7:00 p.m.
- VIII UNFINISHED BUSINESS
 - A. **Resolution 96-58(SUB):** Recommending classification and conveyance of borough-owned land located within a portion of Tract A, Sec. 7, and a portion of Tract A, Sec. 18, T17N R3W, S.W., Butte area*
 - B. Butte Community Council Land Classification Request*
 - C. **Resolution 96-50:** Recommending reclassification of borough-owned land described as within the S1/2 of Section 25, T17N, R2E, S.M. and located in the Butte area*
- IX. NEW BUSINESS
 - A. **Resolution 97-11:** Recommending adoption of proposed 16.20.280(B)(1)(c), waiver of submittal requirements for soils and topographic mapping*
- X CORRESPONDENCE & INFORMATION
 - A. Planning Commission Retreat*
 - B. Memo dated March 6, 1997, from Sandra A. Dillon, Borough Clerk*
 - C. Letter dated February 20, 1997, from Donna Ostrowski-Cooley*
 - D. Letter dated March 12, 1997, from Mat-Su Trails Council, Inc.
 - E. Assembly meeting minutes of February 18, 1997*
 - F. Assembly meeting minutes of February 4, 1997*
 - G. Zoning Bulletin, February 25, 1997*
- XI DIRECTOR/COMMISSIONER COMMENTS
- XII ADJOURNMENT (Mandatory Midnight)

* denotes enclosure

Approved as
presented
4/7/97
pms

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION

March 17, 1997
Regular Meeting 6:00 p.m.

Assembly Chambers

ROLL CALL, DETERMINATION OF QUORUM

Chairman Tim Anderson called the Planning Commission meeting to order at 6:07 p.m. Planning Commissioners establishing a quorum were J.C. McCavit, Jim Colver, Craig Savage and Jim Kracker. Apologies, Commissioner Hanrahan.

APPROVAL OF AGENDA

John Duffy stated that a memorandum from Ms. Baldwin, Chair, Trails Committee and a copy of the Borough-wide Trails Plan are submitted as handouts. The trails plan will have a 45 day public review and comment period and then a summary of the comments will be forwarded to the Trails Committee and Planning Commissioners for their consideration.

Mr. Duffy also stated that Mr. Mark Clark, Soil Scientist, U. S. Department of Agricultural (USDA), Natural Resources Conservation Service was present to give a report on a soils survey conducted in the Butte area. Mr. Clark's presentation was scheduled as Item A under Unfinished Business.

Mr. Duffy stated, on behalf of Commissioner Hanrahan, has asked for a site visit of the proposed resort to address the wetland and groundwater concerns.

Commissioner Colver moved, Commissioner Savage seconded to approve the agenda as amended.

Roll call vote: Commissioner Kracker, Yes; Commissioner Savage, Yes; Commissioner Colver, Yes; Commissioner McCavit, Yes; Commissioner Anderson, Yes. The motion passed 5-0.

MINUTES

A. March 3, 1997

Commissioner Colver suggested changes under Correspondence/Information, Page 8, Item F, third line should read: "consultant comments. and the fourth line should read: surveyor or engineer to present their case." Chairman Anderson suggested on Page 2, under Unfinished Business, Item C, first paragraph, second sentence to read: "will be considered as **Unfinished Business.**"

Commissioner McCavit moved, Commissioner Colver seconded to approve the minutes of March 3, 1997 as amended.

Roll call vote: Commissioner McCavit, Yes; Commissioner Colver, Yes; Commissioner Savage, abstaining; Commissioner Kracker, Yes; Commissioner Anderson, Yes. Motion passed with one abstention.

UNFINISHED BUSINESS

- A. Resolution 96-58(SUB): Recommending classification and conveyance of borough-owned land located within a portion of Tract A, Sec. 7, and a portion of Tract A, Sec. 18, T17N R3W, S.M., Butte area

Chairman Anderson stated that at the last meeting, it was agreed that the applicant, Mr. Trygstad, and a Butte Community Council representative both would be allowed a twenty minute presentation, with a five minute rebuttal.

Mark Clark, Soil Scientist, USDA - Natural Resources Conservation Service, handed out a summary of a Matanuska-Susitna Soil Survey recently completed and information that may apply to the Homestead Resort. Several maps were used for the presentation, outlining both the subject parcel and outlying areas.

He reviewed the following: Background information on the soils survey and how it was conducted, provided information on land use planning purposes, potential areas for various land uses, and types of soil limitations e.g. steep slopes, shallow water table.

He reviewed the map units within the Homestead Resort project area and discussed the favorable soils (mainly well drained soils with suitable slopes and topsoil thickness); unfavorable soils (major soil components with seasonally high water tables above 18" and possible flood hazard); and mixed favorable and unfavorable soils (steep slopes and bedrock components and potential for contamination by pesticides).

Discussion followed regarding feasibility of relocating Plumley-Maud Trail; Homestead Resort concept site plan, and the USDA/NRCS soils map e.g. fairways, residential lots, buffers.

John Duffy stated that at the request of the assembly and planning commissioners a site plan was received from Homestead Resort properties. The concept site plan is based on how the development might occur along with preliminary information. Issues to be considered include:

- Soils: Soil survey conducted by U.S. Department of Agricultural, Natural Resources Conservation Services indicating that wet soil conditions existing on the parcel will complicate actual construction and could potentially cause environmental problems when dwellings, road, landscaping and landscaping and septic fields are developed.
- Trails: Relocation of Maud-Plumley and/or Butte trail(s), will require a platting action having a condition that is equal to or better access be provided.
- Traffic: A preliminary estimate made of potential traffic generated by the development indicates the average traffic generated by the proposed development could range from 1,240 to 7,070 trip ends per day. This is based on a season averaging 160 days with 40,000 rounds played per season, and does not include multi-family development or trips generated by the lodge or equestrian facility. It is very important that a traffic impact analysis be completed as part of the project.
- McRoberts Creek: This creek has been identified as an important salmon spawning area and also provides other wildlife habitat values and flood control qualities. The site plan does indicate that a vegetative buffer will be located on both sides of the creek, which should help protect against sedimentation and erosion.

Staff's recommendation is that the subject parcel be a lease with the option to purchase, subject to a number of conditions. A lease option will ensure that appropriate studies and analyses, such as a master plan and traffic impact analysis are completed.

Victor Trygstad provided pictures of the proposed resort and discussed the following: special features of the lodge and restaurant; development of a greenbelt corridor around the resorts properties with trails to be enjoyed by everyone; developments goal is to have an "Alaskan Experience" environment; environmental issues will be addressed by competent engineers; proposed relocation of the trail. He discussed the economic impact, tax base, residential constructing and employment opportunities and that Homestead Resort intends to build and maintain its own paved roads and the road will be widened from the resort to Maud Road. He noted that the perimeters of the properties for the resort need to identified before necessary studies can begin.

The following was discussed: the number of residents to be constructed; Maud Road upgrade vs other borough roads needing funding; alternative access to Glenn Highway e.g. intersection to Bodenbug Butte for the project; preliminary engineering study for soils and wetlands; traffic impact analysis; buffer along McRoberts Creek; discussion of three fairways crossing the creek, possible destruction of the river banks; and relocation of the trail and meeting with the trails committee.

The meeting recessed at 7:17 p.m. and reconvened at 7:30 p.m.

Chairman Anderson called to the meeting back to order.

Jim Stocker, Butte Community Council, asked if an inter-departmental review had been completed and if Mr. Trygstad had complied with staff's request for additional information e.g. economic impact and the applicants development/construction experience. Staff stated that an inter-departmental review had been completed and additional information had been received regarding the applicants past real estate experience and a one-page summary of the economic impact of the development.

Mr. Stocker discussed the acreage in the Butte area, approximately 4500 acres and outlined on a map where the different types of developments, useable land, wetlands and privately owned properties in the available were located. He stated that there is considerable amounts of wetland on the 320 acres and it should be classified as recreational. He suggested that Mr. Trygstad consider purchasing private land that is available and leave the 320 acres as recreational land.

Mr. Stocker discussed MSB Ordinance 85-08, under Management Unit #1 "...disposal for private use is low priority, due to the present abundance of private lands available in this area" and stated that the Matanuska-Susitna Trails Committee would like to have the 320 acres set aside for recreational use and for the Commissioners support.

For his rebuttal, Victor Trygstad stated that he would like to have the words of others speak for him. He read, in their entirety, letters/articles of support: Patricia DeMarco, President, Anchorage Economic Development Corporation; Mike Brady, Chairperson, Anchorage Economic Development Corporation, December 1996; Bruce N. Borup, Executive Director, Palmer Economic Development Authority, Inc., dated January 20, 1997; and Bob King, President, Matanuska-Susitna Convention and Visitors Bureau, dated January 14, 1997.

Chairman Anderson asked Mr. Trygstad if the proposed conditions and changes addressed in the resolution were things the proposed development could deal with. Mr. Trygstad stated that the general proposal stated that the initiation of performance conditions came from him as the developer, in response to the public interest. The only reason we have applied for the property is to build a homestead resort.

John Duffy stated that the proposed project is for an 18 hole golf course, resort and residential development. A lease with the option to purchase will ensure that appropriate studies and analysis are undertaken and that actions are taken to eliminate, or reduce to the extent, possible degradation of the local environment, groundwater supplies and road network. Staff recommends a noncompetitive conveyance with the proposed eleven conditions included.

Commissioner Savage moved, Commissioner Colver seconded to approve Resolution 96-58(SUB), "A Resolution of the Matanuska-Susitna Borough Planning Commission recommending the classification and conveyance of borough-owned land located within a portion of Tract A, Section 7, and a portion of Tract A, Section 18, Township 17 North, Range 3 East, Seward Meridian, according to Alaska Supplemental Cadastral Survey 92-118, Butte area."

Discussion of staff's itemized list and platting vacation process.

Commissioner Savage moved, Commissioner Colver seconded, friendly amendment to include the eleven conditions as outlined on Page 5 in staff's memorandum dated March 13, 1997.

Part of Friendly Amendment: Page 2, third paragraph, fourth line, add: "...alternate trails are dedicated, constructed and accepted by the borough...",

Part of Friendly Amendment: Page 2, first paragraph, third line, read: "...approved for conveyance as a lease with option to purchase.."

Discussion followed regarding the Corps of Engineer's 404 permit and requirements; termination clauses within the lease, e.g. failure to obtain relative permits within a given time frame; performance requirements after permits are obtained.

Part of Friendly Amendment: Page 2, fourth paragraph, fourth line, read: "...viable or impractical to construct, or if conditions of the lease are not met, the lease may be terminated by the borough."

Commissioner Kracker stated that he understands what the community wants and sees both sides of the situation; however, he can not support the proposal. He stated "hats off" to Mr. Trygstad for trying to do something in the Valley.

Commissioner Colver discussed the amount of traffic that will be generated by the proposed project and stated concern with the applicant possibly using capital improvement program monies to fund upgrading Maud Road. He discussed the layout of the golf course and stated that bridges and buffers should be used along the stream to help control erosion.

Mr. Duffy stated the buffer along the stream would be part of the storm water, drainage, erosion and flood control plan, and would include McRoberts Creek..

Part of Friendly Amendment: add Item #12 to Attachment A to read: "That a vegetative buffer for the relocated trail be provided, and that coordination with the local trail users on the design and location of the relocated trail occur."

Commissioner Colver reviewed the number cars/day that will be generated by the proposed resort. He suggested that when a certain number of cars/day is reached that the road be upgraded to meet the demand and impact of the resort. He also suggested that an alternate access to Old Glenn Highway through the section line easements and Back Acres Road be provided rather than upgrading Maud Road. The point needs to be clearly made that rebuilding Maud Road is not going to be a borough priority or a borough capital improvement project.

John Duffy stated that if improvements need to be made to Maud Road, associated with the development, then the development should pay, or develop alternative access.

Part of Friendly Amendment: Item 7 on Attachment "A" to read: "That a traffic impact analysis be completed based upon the master plan, and if Maud Road requires upgrade that it be paid for by the developer or an alternate access be developed.

Commissioner McCavit stated that the commissioners are being asked to make a very difficult decision. He stated concern as to why the community is so much against this project, and if its reclassified as recreational land just for this community, would they be willing to pay the taxes each year, because it's their "private playground in the Butte." This is a recommendation to the Assembly and not a final decision, and spoke in favor of the proposal.

Commissioner Savage stated that he supports the proposal, the lease concept will protect the public, the project has tremendous possibilities for economic development, will provide a tax base for the borough.

Part of Friendly Amendment: Page 2, Paragraph two, fourth line to read "...and proof of financial capability, and that further conditions as shown on Attachment "A" be required as a conditions of the lease;"

It was the consensus that the friendly amendment be part of the main motion.

Roll call vote: Commissioner Kracker, No; Commissioner Savage, Yes; Commissioner Colver, Yes; Commissioner McCavit, Yes; Commissioner Anderson, Yes. The motion passes, 4-1.

The meeting recessed at 8:47 p.m. and reconvened at 9:00 p.m.

B. Butte Community Council Land Classification Request

Based on the previous action, Commissioner Savage moved, Commissioner McCavit seconded to postpone indefinitely the Butte Community Council Land Classification Request.

Roll call vote: Commissioner Savage, Yes; Commissioner Colver, Yes; Commissioner Kracker, No; Commissioner McCavit, Yes; Commissioner Anderson, Yes. The motion passed 4-1.

C. Resolution 96-50: Recommending reclassification of borough-owned land described as within the S/12 of Section 25, T17N. R2E, S.M. and located in the Butte area

John Duffy stated that the Commissioners had originally approved this item; however, the Assembly asked that the Butte Community Council be re-contacted . The proposal is to approve the classification of the sale of 78 acres of borough-owned land in the Butte area. The two applicants were contacted to see if they had any opposition to the Butte Community Council comments, and request for a minimum lot size to five acres. Staff recommends that the previously submitted recommendation be reaffirmed, that being recommending classification of the land as General Purpose Lands, sale by competitive bid, and that no lot smaller than 2.5 acres in size be allowed, if the property is subdivided.

Commissioner Kracker asked to be excused because of a conflict of interest. He was excused.

Discussion followed.

Commissioner McCavit stated that with 2.5 acre lots along the airstrip it would allow more aircraft to utilize the airstrip.

Commissioner McCavit moved, Commissioner Savage seconded to add: 2.5 acre minimum lot size, residential use, sold by competitive bid, and staff was asked to prepare a resolution for the commissioners consideration.

Roll call vote: Commissioner Savage, Yes; Commissioner McCavit, Yes; Commissioner Colver, Yes; Commissioner Anderson, Yes. The motion passed.

NEW BUSINESS

A. Resolution 97-11: Recommending adoption of proposed 16.20.280(B)(1)(c), wavier of submittal requirements for soils and topographic mapping

John Duffy stated that this item is for introduction only and is set for Public Hearing on April 7, 1997. Mr. Duffy stated that DEC had stopped reviewing certain subdivisions and borough staff took the responsibility. After its adoption at the Assembly level, staff realized that the responsibility had gone beyond what DEC had normally done. Staff's intent was just to take over and implement exactly what DEC was doing and this resolution will allow that to happen.

Commissioner Colver reviewed the implementations of what DEC had done before the borough took over the responsibility and stated that the regulations were suppose to mirror DEC previous reviews. He gave several suggestions and stated that he would have those suggestions available at the next meeting for the commissioners consideration.

CORRESPONDENCE

A. Planning Commission Retreat

After discussion, the commissioners agreed to change the Planning Commission Retreat from March 29 to April 19, 1997.

DIRECTOR/COMMISSIONER COMMENTS

Commissioner McCavit stated that the decision regarding Homestead Resorts proposal was a very difficult one, it would have been easier if the original conceptual site plan would have been available to the commissioners as it was for the community.

Discussion followed regarding the importance of having a comprehensive plan.

John Duffy stated that the joint Assembly/Planning Commission meeting will be held on March 25 at 6:00 p.m. Agenda items include: Setback violations; Asset Management Plan; and a proposed Noise Ordinance.

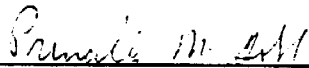
Anderson stated that the commissioners would like to see an evaluation of how the Acknowledgment Program is working since it began about a year ago. Perhaps its time to look at the next step, instead of volunteer, possibly more of a mandatory action. Staff will draft a proposal for the commissioners consideration.

There being no further business, the meeting adjourned at approximately 9:35 p.m.



TIMOTHY L. ANDERSON, Chairman

ATTEST:



PRISCILLA M. GOFF, Planning Clerk

(SEAL)

3/17/97
jms

Mark Clark, Soil Scientist
USDA-Natural Resources Conservation Service
351 W. Parks Highway
Wasilla, AK

Matanuska-Susitna Soil Survey and how the information provided in this document may be applied to the Homestead Resort

Background information:

- The Mat-Su Valley Soil Survey is a publication (in press) that includes maps and associated land use interpretations on approximately 1.7 million acres in the Mat-Su Valley.
- Maps at a scale of 1:24,000 (2.5 inches/mile) were made by delineating similar landscapes using aerial photography. This was followed by the evaluation of soils on-the-ground.
- Maps were refined and finalized following the field evaluation.
- A portion, but not all of the areas delineated on the maps were visited in the field.
- Minimum areas delineated on the maps is about 10 acres.
- Each delineation consists of a map unit with up to three major soils that comprise a majority of the unit and for which land use interpretations are provided.
- Minor land types are also included within each map unit are soils and other features such as water, bedrock and other soils that may influence the use of the unit

Interpretations provided - Some of the more commonly used interpretations.

- 1.) Agricultural capability
- 2.) Building site suitability (homesites, commercial buildings)
- 3.) Sanitary facilities (septic drain fields, lagoons, etc.)
- 4.) Roads
- 5.) Construction materials (sand, gravel, roadfill, topsoil)
- 6.) Soil features (depth to bedrock)
- 7.) Water features (flooding, depth to seasonally high water table)

Uses of the survey information - The survey provides a first tier evaluation for the area including:

- 1.) Information for detailed land use planning purposes.
- 2.) Identification of potential areas for various land uses. Best areas for homes and roads, agricultural uses may be derived from the information.
- 3.) A tabular list of soil limitations are provided. Common limitations for homesites include, steep slopes, shallow bedrock, or shallow water table.

Potential abuses of the survey information.1.) Does not provide site specific information

- Minor land types such as bed rock outcrops or wet soils that also occur within a unit may restrict use. These features are often difficult to see even on high quality aerial photography. So, without a detailed on-site evaluation there is a distinct possibility of locating a home, golf green or fairway on one of these undesirable areas.
- Detailed field investigation and plan is necessary to complete a final layout.

2.) The survey should not be used by itself for determining whether jurisdictional wetlands are present since soils are only a portion of the jurisdictional wetland criteria.

Major Limitations within the Homestead Resort project area- for homesites and golf fairwaysFavorable soils:

- Map units 214, 164, and 165. These are mainly well drained soils with suitable slopes and topsoil thickness. Potential for surface water and groundwater contamination by pesticide¹ movement is relatively low since soil humus is high and permeability is moderate.

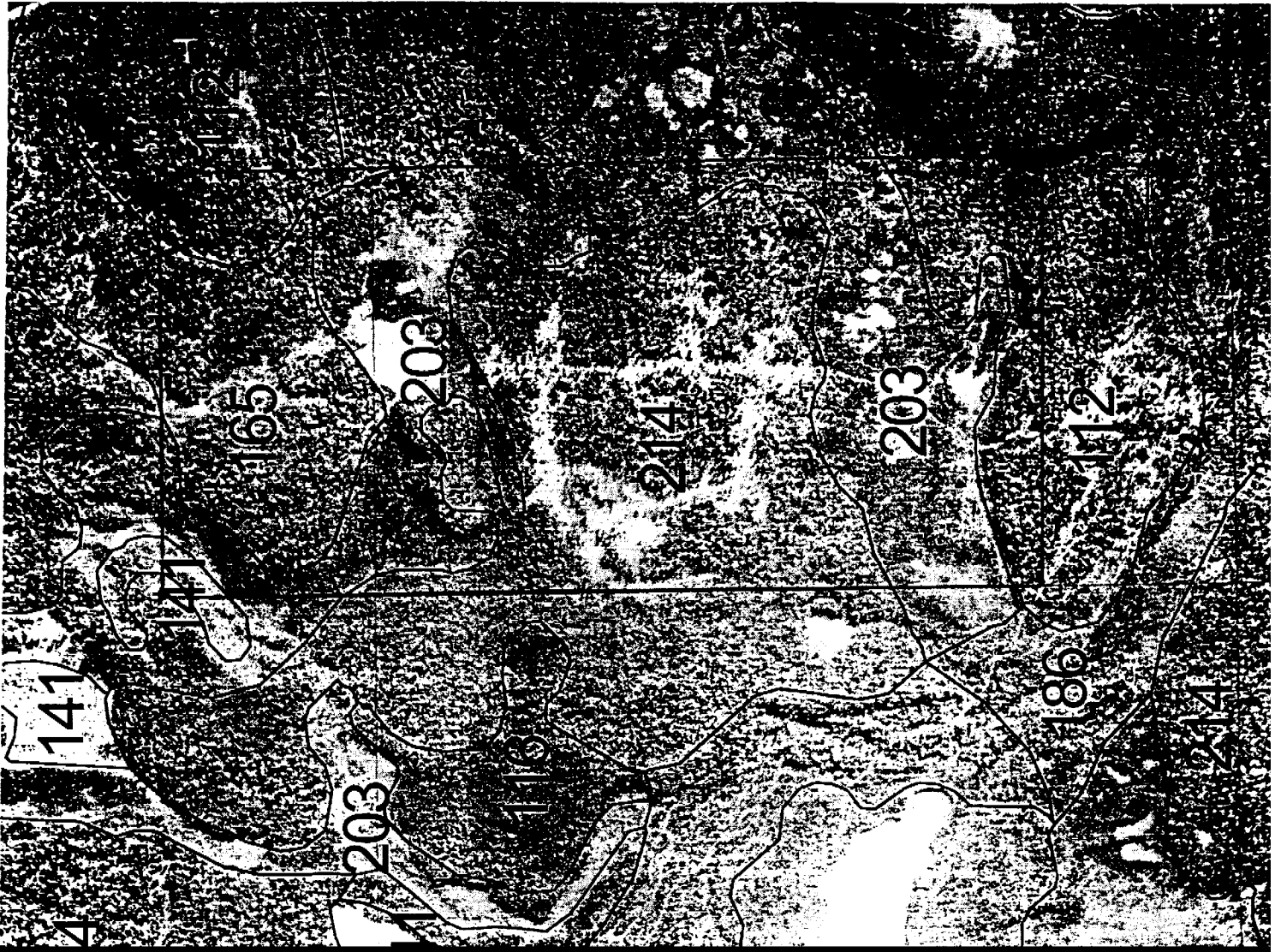
Unfavorable soils:

- Map units 116, 141, 186, and 203. These units have major soil components with seasonally high water tables above 18 inches and some also have an associated flood hazard. With the exception of 186, all are hydric soils. Potential for groundwater contamination by pesticides is high since a shallow groundwater table is present during a portion of the growing season.
- Map unit 161 also is unfavorable because soils are shallow to sand and gravel (unfavorable rooting medium) and an associated flooding hazard. Potential for groundwater contamination is high since soil permeability is rapid.










Mixed Favorable and Unfavorable soils:

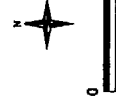
- Map unit 112 has steep slopes and bedrock component poorly suited to homesites due to depth to bedrock and low permeability of soils. This unit is marginally suited to golf fairways. Potential for surface water contamination by pesticides is moderate during spring breakup due to overland flow of snowmelt over annual frost.

¹ Assumes responsible application procedures and rates



Hydric Soils (Water Tables < 18 inches)

	Hydric Soil Boundary
	Water Tables < 18 inches
	100' Wetland/Stream Buffer
	Roads
	Streams
	Boundary of Project
	Improved Areas
	Residential Lots
	Greens & Fairways



Map Provided by USDI/ANRCS, Manatee-Suwannee Borough
and the Palm Bay & Water Conservation District, 2017
Source: Manatee-Suwannee Soil Survey, in Press, 1987
USDI/ANRCS
511 W. Palm Ave.
Vero Beach, Florida 32966

