

Point MacKenzie Community Council

18297 Point MacKenzie Road, Wasilla, AK 99623

February 14, 2014

Emerson Krueger
Planning Department
Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645

RE: Point MacKenzie Town site Subdivision; MSB00PTMCTS

Dear Mr. Krueger:

The Point MacKenzie Community Council reviewed the borough's alternative plans for development of the proposed Point MacKenzie Town site at our regular meeting held on February 13, 2014.

Much of the discussion revolved around the community's preference to locate the town site near the "T" intersection of Point MacKenzie Road and Ayrshire, and our continued concern over the impacts to our watershed and wildlife corridors within the proposed town site.

Members of the council rejected all the proposed alternates. Please contact me at 373-7768 or 982-8535 if you have any questions or need additional information regarding this project. Thank you.

Sincerely,



Toby Riddell
President

Board Members

Toby Riddell, President
Tammy Hoerauf, Secretary

Donald Thomson, Vice President
Tamara Windsor, Alt.

Wilma Gonzales, Treasurer
Tod Becker, Alt.



MATANUSKA-SUSITNA BOROUGH
 Planning and Land Use Department
 350 East Dahlia Avenue
 Palmer, Alaska 99645

FIRST CLASS

Request for Comment

MATANUSKA-SUSITNA BOROUGH

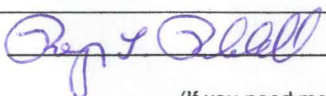
Type: Proposed Subdivision (MSB00PTMCTS)

Tax ID: 6822000T00A

The Matanuska-Susitna Borough (MSB), Planning Department is requesting comments on the enclosed subdivision alternatives of MSB-owned land along Alsop Road to meet existing demand for land and housing near the Goose Creek Correctional Center. Alsop Road is located at about mile 12 of Point MacKenzie Road. The enclosed subdivision alternatives are within the area of the proposed Point MacKenzie town site. The enclosed subdivision alternatives are within the area of the proposed Point MacKenzie town site. This project is not dependant on the town site and may continue whether the town site moves forward or not. The MSB respectfully requests you to review and prioritize the subdivision alternatives and propose the types of development that should occur. Your comments will help the MSB determine which subdivision the borough should pursue.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the MSB building in the Planning Department. Public comment is invited on this request. If you have any comments please mail or deliver them to the borough offices at the address indicated above, no later than February 28, 2014. If you have questions about this request call Emerson Krueger at 861-8526 between 8:00-5:00 or you can send an e-mail to: ekrueger@matsugov.us (PLEASE REFER TO MSB00PTMCTS WHEN SUBMITTING COMMENTS).

Comments: I SUPPORT ALTERNATE "A" 40 ACRE SUBDIVISION TO PROVIDE MULTI AND SINGLE FAMILY HOUSING OPPORTUNITIES WITH A SMALL COMMERCIAL AREA FOR SERVICES.

Signature:  TOBY RIDDELL Phone: 373-7768

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 745-4801.

MATANUSKA-SUSITNA BOROUGH
 Planning and Land Use Department
 350 East Dahlia Avenue
 Palmer, Alaska 99645

Place
 Stamp
 Here

From:
To: [Emerson Krueger](#)
Subject: MSB00PTMCTS
Date: Wednesday, February 26, 2014 7:23:46 PM

Re: Comment on MSB00PTMCTS

I am writing in support of the proposed town site. I support the options A and C in the current planned subdivision sites. I would also like to mention that this plan will be more successful if supportive infrastructure is included in the plan. I built Alsop Road. I have maintained it over the years for personal and business use. I cannot continue to maintain a road with the added wear and tear from new land owners. I request that the MatSu Borough upgrade the Alsop Road to at least MatSu Borough road standard. Also, there is no electricity in the area beyond the prison. Power lines will need to be extended down the road. Lastly, a dedicated gravel source will be needed for proper development of these subdivisions and surrounding properties. We have asked for a gravel source in the past and have not had a response. The closest gravel is in Knik which is 25 miles away.

I know that other landowners along this road have the same concerns as mine. I have only heard support among my direct neighbors for this project, but we feel that there should be an accompanying plan for improvement of the road and addition of electrical lines.

February 27, 2014

Emerson Krueger, MSB Planner
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

VIA EMAIL
Emerson.Krueger@matsugov.us

**RE: Comment Letter for Proposed Point MacKenzie Town Site (MSB00PTMCTS)
MH Parcel S30121**

Dear Mr. Krueger:

Thank you for the opportunity to review and comment on the MSB Point MacKenzie Town Site development plans. Since our meeting in November 2013, the attached map shows potential oil and gas development plans incorporated by buffer zones which were discussed in the meeting. However, the Alaska Mental Health Trust Land Office is concerned that overdevelopment of the parcel will leave insufficient land for an adequately sized pad size for oil and gas development.


The Trust Land Office submits the attached map entitled "Attachment – Map of Three Potential Well Pad Sites." A pad needs to be 5 to 7 acres in size to accommodate multiple well sites for directional drilling and an area for the laydown of tools and supplies.

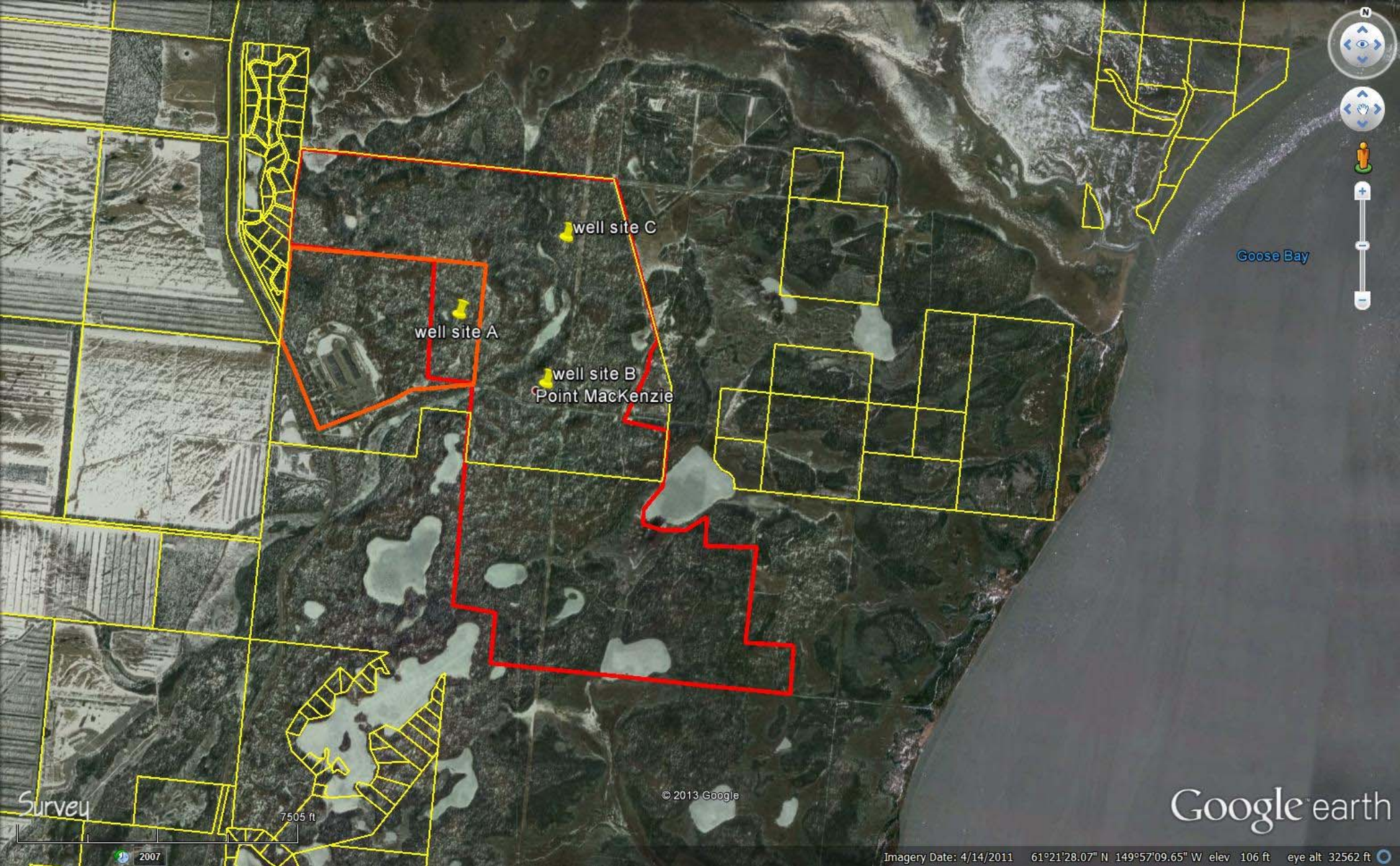
The parcel (Mental Health Parcel S30121) has been leased in the past for oil and gas exploration and development, and there is continued interest in gas development in this area. At least one of these pads and an access route to the pad or pads need to be reserved. It is critical that The Trust be allowed to exercise its development right under AS 38.05.801 and consistent with the Alaska Mental Health Enabling Act, P. L. 84-830, 70 Stat. 709 (1956). It is important that resource development is not in conflict with residential use.

If you have any questions or concerns, please contact Senior Resource Manager Rick Fredericksen at rick.fredericksen@alaska.gov or call (907) 269-7921.

Thank you for the opportunity to comment.

Sincerely,


Marcie Menefee
Executive Director



Attachment - Map of Three Potential Well Pad Sites