

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION

Doug Glenn, District 1
Richard Allen, District 2
C. J. Koan, District 3 - Chair
Andrew Shane, District 4 - Vice-Chair
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Vacant, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

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

December 2, 2024
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN PERSON: You will have 3 minutes to state your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at noon on the Friday prior to the meeting.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803
- You will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: November 18, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-33 A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park’s Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4 (Staff: Peggy Horton, Current Planner)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

Transit Update – Camden Yehle, Yehle and Associates LLC

VII. LAND USE CLASSIFICATIONS

Resolution 24-34 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of An Emergency Services Facility. (MSB008097) (Staff: Lisa Gray, Land Management Agent)

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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.

X. PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Meeting Schedule
- B. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MINUTES

November 18, 2024

Pages (5-8)

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on November 18, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

Mr. Wilfred Fernandez, Assembly District #6

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk
Ms. Peggy Horton, Current Planner

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

Chair Koan inquired if there were any changes to the agenda.

GENERAL CONSENT: The Agenda was approved without objection

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

A. Minutes Regular Meeting Minutes: October 21, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

Resolution 24-32 A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS - *(There were no committee reports.)*

VI. AGENCY/STAFF REPORTS - *(There were no Agency/Staff Reports.)*

VII. LAND USE CLASSIFICATIONS - *(There were no land use classifications.)*

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard audience participation was closed without objection.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Resolution 24-31 A Conditional Use Permit In Accordance With MSB 17.30 — Conditional Use Permit For Earth Material Extraction Activities, For The Extraction Of Approximately 7,500,000 Cubic Yards Of Earth Material From An Extraction Site Of 153 Acres Within Three Parcels Totaling 235 Acres On 7955 E. Bogard Road, 3182 N. Trunk Road, 7801 E. Glade Court, Tax ID#S 18N01E27A002, 18N01E27D001, 18N01E27D002. (Applicant: Dan Steiner, P.E. For Central Gravel Products; Staff: Peggy Horton, Current Planner)

Chair Koan read the resolution title into the record.

Chair Koan read the ex-parte memo asking questions of the Planning Commissioners.

Ms. Peggy Horton presented their staff report.

Commissioners had no questions for staff.

Mr. Alex Strawn clarified the options that the Commissioners have.

Discussion ensued.

MOTION: Commissioner Shane moved to postpone the public hearing to the requested date of February 3, 2025. The motion was seconded by commissioner McCabe.

Discussion ensued

VOTE: The main motion to postpone until February 3, 2025 passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 24-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

Chair Koan read the resolution title into the record.

Mr. Strawn provided a staff report.

Chair Koan opened the public hearing.

The following persons spoke regarding Planning Commission Resolution 24-29:
Rod Hanson, North Lakes Community Council.

There being no other persons to be heard audience participation was closed without objection.

MOTION: Commissioner Glenn moved Planning Commission Resolution 24-29. The motion was seconded by Commissioner Allen.

Discussion ensued.

VOTE: The main motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION
(There was no correspondence and information.)

XII. UNFINISHED BUSINESS - *(There was no unfinished business.)*

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No comment

Commissioner McCabe: No comment

Commissioner Scoggins: No Comment

Commissioner Shane: No comments

Commissioner Allen: No Comment

Alex Strawn: We are losing another pillar to the Planning Department, Maija DiSalvo. Jason Ortiz has been promoted to Deputy Director of the planning department.

Commissioner Koan: Hopefully election season will be done this week.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:35 p.m.

C J KOAN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI,
Planning Commission Clerk

Minutes approved: _____

DRAFT

INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL

Resolution No. 24-33

A Conditional Use Permit In Accordance With MSB 17.17 – Denali State Park Special Land Use District For The Construction And Operation Of An RV Campground Resort Within The Park’s Boundaries. The Site Is Located At Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4 (Staff: Peggy Horton, Current Planner)

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MATANUSKA-SUSITNA BOROUGH

**Planning and Land Use Department
 Development Services Division**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Email: permitcenter@matsugov.us

RECEIVED
 JUN 20 2024
 Mat-Su Borough
 Development Services

BASIC APPLICATION FOR A CONDITIONAL USE PERMIT

NOTE: Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.

Required Attachments:

- \$1,500 application fee
- Site plan as detailed on Page 2
- Narrative with operational details and all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): U04998000L02-4

Street Address: 4852 N. Parks Hwy., Trapper Creek, AK 99683

Facility/Business Name: Ark@Denali RV Resort Campground

Name of Property Owner

Yolanda Elizabeth D'Oyen

Mailing: P.O. Box 13289

Trapper Creek, AK 99683

Phone: Hm _____ Fax _____

Work _____ Cell _____

E-mail: _____

Name of Agent / Contact for application

Timothy Alley, PE, The Boutet Company, Inc

Mailing: 1508 E. Bogard Road #7

Wasilla, AK 99654

Phone: Hm _____ Fax _____

Work (907)357-6760 Cell (907) 830-2821

E-mail: talley@tbcak.com

Application is for a conditional use permit under MSB Code Chapter 17.17.

NARRATIVE	Attached
1. Provide a description of the use, in detail.	X
2. Is the conditional use compatible with and will it preserve or not materially detract from the value, character, and integrity of the surrounding area?	X

3. Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?	X
4. Are sufficient setbacks, lot area, buffers, and other safeguards being provided?	X
5. Explain in detail how the proposed use meets each standard of the applicable MSB code.	X
6. Hours and days of the week of operation	X
7. Number of trips (average daily traffic and peak hour) associated with use	X
8. Noise and or sound mitigation measures	X
9. Mitigation measures to minimize or eliminate off-site impacts	X

SITE PLAN – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
1. Proposed and existing structure(s) on the site, including well and septic system. Indicate which structure(s) will be used for this use. Draw lot dimensions and indicate setback distance of structure(s) from the lot lines, rights-of-way, and waterbodies.	X
2. Dimensions of all structures	X
3. Location of the use or uses to be made of the development	X
4. Location of other uses on the site	X
5. Signage – Existing and Proposed	See Narrative
6. Location and dimensions for all access points to and from the site to public rights-of-way or public access easements	X
7. Buffering – Fences, trees, topography or berms	X
8. Drainage	X
9. Vehicular and pedestrian circulation patterns	X
10. Exterior site lighting	N/A
11. Location and dimensions of parking areas to be provided	X
12. Location of other uses on the site	X
13. Scale and north arrow	X

OTHER – Attach all other permits, plans, and approvals, which are associated with the proposed use, such as: driveway permits, ADEC approvals, Fire Marshal reviews etc...	Attached	Applied For
Permit Name/#		
Permit Name/#		
Permit Name/#		
Permit Name/#		

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

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

MSB Tax Account ID #(s) U04998000L02-4 and, I hereby apply for approval an conditional use permit on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough, state, and federal laws.

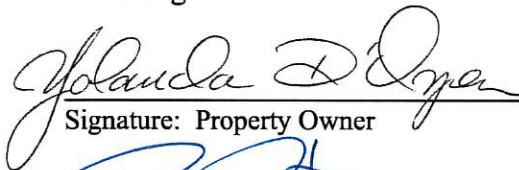
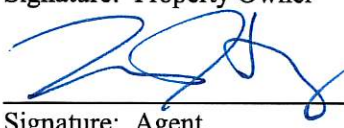
I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, 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 changes from the approved conditional use permit may require further authorization by the Borough Planning Commission.

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.

	Yolanda Elizabeth D'Oyen	06/28/2023
Signature: Property Owner	Printed Name	Date
	Timothy Alley, PE	06/28/2023
Signature: Agent	Printed Name	Date



The Boutet Company, Inc.
1508 E. Bogard Rd, Unit 7
Wasilla, AK 99654

Phone 907.357.6770
www.tbca.com

September 12, 2024

Planning and Land Use Department
Matanuska- Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

Re: Ark@Denali – Application for Conditional use

To Whom It May Concern:

The Boutet Company has been retained by Frist Colony Developers on behalf of the owner, Yolanda D'Oyen for the development of a RV resort campground. TBC has prepared the following submittal in pursuit of Conditional Use Permit with the Matanuska-Susitna Borough. The Ark@Denali is a recreational vehicle campground located at mile 135.7 of the Parks Highway on an 85-acre parcel, legal description Township 29N range 5W section 16, US Survey 4998 Lot 2-4. The proposed development is within the Denali State Park Special Use area. As a private campground with commercial uses, the development is a conditional use as defined by Matanuska Susitna Borough Code 17.17.

The site was previously a gravel pit for use by the previous owner for local construction projects. The site was not reclaimed after gravel extraction causing slope failures around the site. The proposed development will stabilize these areas while improving the lot to meet the needs of the development and reduce the impact of previous gravel extraction. This is accomplished by adding more vegetation to the campground, that was previously cleared and flattened, while retaining as many trees as possible during construction. An existing residence will remain in the southeast corner of the lot. Ultimately, this development will stabilize the property and provide recreational opportunities within Denali State Park.

The Ark@Denali proposes to construct a total of 40 RV camping spaces, 14 duplex cabins and a dedicated space for tents and outdoor camping over two phases. The site is naturally separated by a large slope running north to south at the approximate midline of the site. Phase 1 will mostly develop the upper level nearest the Parks Highway, providing a convenience store, gift shop, viewing deck and other amenities along with pull-through RV sites with water, sewer, electric hook-ups and one trash collection site at the entrance. Ark@Denali includes parking for tour buses visiting the convenience store, souvenir shops, food concessions and for guided helicopter tours. Much of the site is connected with ADA compliant sidewalks with a minimum width of 5ft. It is anticipated that pedestrians from the campsites will utilize the access road shoulders within the campground area for access throughout the site as is typical within a campground. Phase 1 will also construct a 1,900 ft access road to the lower area of the site for future development of back-in RV sites, cabins, walk-in tent sites, and river access ramp. The cabins and river access are planned for construction with Phase 2. All sites will be for short term stays of less than 30 days.

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Conditional Use Permit Application
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The site intends to operate year-round providing RV, tent and cabin stays during the summer months (May 15-October 15). The development intends to make the most of the mountain views and northern lights in the winter with dry camping in the RV campground, cabin rentals and parking for winter use (October 15 to May 15). The convenience store will operate from 8:00 AM to 8:00 PM and be open year-round. The site reservation office will be open year-round 8:00 AM to 8:00 PM in the summer and 9:00 AM to 5:00 PM in the winter. The tent camping area and lower campground will be closed from October 15 to May 15. The development intends to provide Cabin stays and dry camping, parking for snowmachines and winter sports in the upper RV campground between October 15 and May 15. Management staff, including security, will be onsite 24 hours per day year-round.

Helicopter tours will be conducted by a third-party operator from the onsite helipad in the southwest portion of the site. All helicopter tours will be conducted as required by FAA and Alaska State Parks. Helicopter tours will be conducted within the hours of 9:00 AM to 5:00 PM from May 15 to September 30. A single helicopter may be stationed at the site for tours at the discretion of the operator. Tours may initiate from other locations with a stop to pick up additional passengers at the ARK. Tours will be approximately 1 hour in length and will take off and land at the proposed helipad with no landing within the park area. It is estimated that no more than 1 tour per hour on average will be conducted from the site. A DNR commercial use permit is only required when landing in the state park. Tour passengers will be escorted to the check-in office and helicopter by resort staff. The pilots will go over the safety requirements and measures with passengers prior boarding the aircraft.

A 1,000 gallon fuel tank will be onsite for storage and refueling of the helicopter. The fuel will be stored in an NFPA approved above ground storage tank with secondary containment to contain spills/leaks. A Hazardous Material Control Plan will be written for spill response and reporting. The HMCP will be stored at the Check-in office. A 100 lb wheeled fire extinguisher and two 20 lb minimum, high flow extinguishers will be maintained at the site and available within 50 feet of the fuel tanks. Extinguishers shall be classified 20-B:C as required by the fire code.

The development is entirely contained within the parcel. A portion of the cabins to be constructed with Phase 2 are within close proximity to the western OHW setback of 75 ft; however, retention of existing vegetation to the greatest extent possible is of the utmost importance to the owner and developer, in effort to maintain the outdoor recreation feel of the site. Four of the cabins are very close to the setback line such that the foundation is behind the setback and the deck extends beyond the setback line. Decks on the cabins shall be elevated no more than 18" above average grade per MSB 17.55. Tent sites are planned on the northern portion of the site, but much of the site will remain undeveloped. The development onsite is limited to existing disturbed/cleared area as much as possible to maintain the natural characteristics while stabilizing the issues created by previous gravel extraction operations and other uses by previous owners.

The recreational campground resort is being designed to provide a rustic, recreational feel to match the characteristics of the use and area. Camping and cabin rentals will be restricted to a 30-day maximum length. Preliminary building floorplans and elevations are provided with this application. The development will maintain all existing vegetation within 50' and structure setback of 75' from the Parks Highway right-of-way as required by MSB code 17.17. Much of the area to be developed into parking and RV campsites has been previously cleared. The site topography will require additional clearing and site

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grading to make the lot developable. Natural vegetation will be left in place within the 50' setback from Parks Highway. Natural vegetation shall also be left along the Chulitna River wherever possible. Cabin construction will include the structures being founded on piles to alleviate the need for excavation and reduce the impact to the existing vegetation. Construction will be conducted in a manner to minimize the clearing of existing trees, particularly along the Parks Highway right of way and the edge of Chulitna River, with the intent of providing visual screening, reduce erosion potential and enhance the character of the site. A monument sign for identification of the development to the traveling public on the Parks Highway will be placed on property near the resort entrance and has been designed to meet MSB 17.17.130. A draft plan for this sign is attached. No portable, flashing, rotating, animated or intermittent lighted signs will be constructed.

The lower section of the site provides a retreat lawn area to be used for special events and large gatherings such as tent revival retreats, and wedding ceremonies. No larger gatherings nor amplified sound will be allowed in the RV camping area located nearer to the Parks Highway. In accordance with MSB 8.52 no sound amplifying devices such as radio, stereo, television, loudspeaker, amplified musical instrument or similar will create sound greater than 60 dB at the property line. This area is setback over 100' from the western property boundary (closest property line) with native vegetation to be retained to the maximum extent practicable around the proposed cabins for phase 2. The development will limit all gatherings to cease amplified noise at 10:00PM. Any events that would produce noise in excess of ambient levels will be permitted in accordance with MSB 8.55 and will follow all guidelines set in place by MSB 8.55.

A gravel access ramp will be provided to the Chulitna River. This access will be limited to foot traffic only for the launch of small personal watercraft not on trailers. Access to the Chulitna River will require a DNR State Parks Commercial Use Permit. Any further expansion of this access will require extensive design and permitting with various agencies and will be submitted under a new conditional use permit application.

Tent camping area will be provided by trail access from the parking lot north of the retreat lawn area. A 6' wide path will be constructed from the parking lot across an approximately 40' long by 6' wide bridge with 42" high railings to the tent camping sites. The bridge shall be designed and stamped by a structural engineer licensed in the State of Alaska. The bridge will be designed to span the ordinary highwater of an existing onsite creek, a minimum of 2' above the ordinary highwater of the onsite creek and as required by the loading characteristics. The bridge aesthetics will match the architectural theme of the development to fit in with the characteristics of the development to the best extent practicable. This creek is catalogued as an anadromous stream by the Alaska Department of Fish and Game and will require approval of a fish habitat permit for construction. The bridge will provide foot access to the tent camp sites and ATV access for the maintenance crews. Each site will eventually be supplied with a picnic table and fire ring. Use of the fire rings will be conducted as required by MSB 8.75.050 and will not allow the burning of trash or debris that will cause noxious fumes or be harmful to the environment. The management staff will also update campers regarding fire bans enacted by the State or local fire official.

Trash collection will be managed by the onsite staff. Bear proof trash receptacles will be located throughout the site nearest the camping areas with dumpsters located near the convenience store at the

Ark@Denali Recreation Resort
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site entrance. Management staff will collect trash daily for deposit in the dumpsters. The dumpsters will be emptied as needed by a local trash collection service.

Site drainage will consist of drainage ditches, swales and culverts to divert much of the site runoff to an onsite drainage basin and existing vegetation prior to draining to the onsite creek or Chulitna river to the greatest extent practicable. The upper area including the RV campground, access road and bus parking will drain down the existing slope in a riprap lined flume to the lower area to discharge into an onsite drainage basin. The basin will be sized to capture the increase in runoff from the 10yr 24-hr storm event, approximately 0.48 cubic feet per second (cfs). The lower cabin and parking will drain into a grass area in the center of the lower road and toward the drainage basin. A portion of the access road from the upper RV camping to the lower area will direct stormwater into the existing vegetation along the north side of the access road. An approximate 100' buffer of existing vegetation will be maintained to absorb and mitigate the runoff from this area. In the event that the onsite drainage basin exceeds its capacity the overflow will run through existing vegetation before entering the onsite creek and then into the Chulitna River. The total site runoff was estimated using the Rational Method ($Q=CiA$) to be 1.59 cfs total for the 10yr-24hr storm. The Chulitna River has an average of 22,500 cfs flowrate. If all runoff was directed to the nearby streams, it would have a miniscule impact on the overall flowrate.

The development will be served by onsite water and wastewater systems. These systems are being designed to meet the Alaska Department of Environmental Conservation regulations for public/community water and wastewater systems. The water system will utilize a well for community water with a pumphouse and water storage to meet the development water demand. A state-of-the-art wastewater treatment facility is planned for capturing, treating and discharging wastewater. The water and wastewater systems will be designed with flexibility to operate portions during the winter months in order to keep the convenience and gift stores open year-round.

Traffic generation to and from the site is estimated to be minimal. The development will occur across approximately 30 acres of the site. Using the International Transportation Engineering Trip Generation Manual (ITE) guidance for a Campground/RV park (ITE Code 416) the peak PM hour trip generation is estimated at 29 vehicles per hour. With the additional cabins to be constructed with Phase 2, commercial use for the convenience store, observation deck and helicopter tours; it is estimated, on average, that a total of 200 vehicles per day and no more than 40 peak hour trips will be generated by the site.

The development is within the initial stages of design, with the CUP application being the first to be applied for. Due to the financial requirements of further design and permitting, the developer is requesting that the "use" be approved prior to seeking any additional permits. The following agency permits are required for this development and will be obtained as required for the project:

1. Alaska State Fire Marshal Fire and Life Safety Review
2. Alaska Department of Transportation Driveway/Approach Road Review
3. Alaska Department of Environmental Conservation (ADEC) Water Approval to Construct/Operate
4. ADEC Wastewater Approval to Construct/Operate
5. ADNR Commercial Use Permit
6. ADF&G Fish Habitat Permit

Ark@Denali Recreation Resort
Conditional Use Permit Application
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We anticipate and request that completion of these permits will be a condition of approval for this CUP. Other items that would be requested as a condition of approval include bridge design and final building design.

The development team is confident that this is a project that meets the characteristics of the Denali Park area and will provide camping and recreational opportunities to experience the natural beauty of Alaska, ultimately bolstering the tourism in the Mat-Su Borough and Denali Park. It should be noted that approval of this CUP will have a twofold impact on the property. First, it will allow a great recreational opportunity to local and out of state residents, as stated above, and secondly, remediate a site that was once used as a gravel pit and left in disarray.

On behalf of the owner and developer, we request that the development be approved as a conditional use within the Denali Special Use District. Please feel free to contact me with any questions or request for further information.

Sincerely,

THE BOUTET COMPANY, INC.

A handwritten signature in blue ink, appearing to read 'T. Alley', is written over the typed name.

Tim Alley, P.E.

Principal/Project Manager

FILE W:\WASILLAFILES\FIRST COLONY DEV\THE ARK AT DENALI PLAN SHEETS.DWG DATE/TIME 6/23/2023 LAYOUT DESIGNED SMJ CHECKED TJA DRAFTED SMJ

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 2017 EDITION (ADOT SS).
2. DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
4. CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH MSB DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE. CONTRACTOR SHALL RECORD SURVEY NOTES AND SUBMIT DAILY TO THE ENGINEER.
5. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS-BUILT PLANS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
6. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE STATE OF ALASKA (SOA) AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.
8. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES.
9. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN 24 HOURS AFTER A STORM WATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
10. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN WATER AND SANITARY OR STORM SEWER MAINS AND SERVICES. SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING.
11. MAINTAIN A MINIMUM OF 36-INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF 36-INCHES CANNOT BE MAINTAINED, PROVIDE A MINIMUM OF 4-INCH THICK INSULATION.
12. ALL WATER/SEWER PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION.
13. THE CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRE-CONSTRUCTION CONDITION.
14. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE BID ITEM "CLEARING AND GRUBBING" (OR INCIDENTAL TO THE PROJECT) AND NO SEPARATE PAYMENT SHALL BE MADE.
15. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
16. ALL QUANTITIES SHOWN HEREIN AND PRODUCED BY THE BOUTET COMPANY ARE APPROXIMATE AND USED FOR PERMITTING ONLY. IT SHALL BE THE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSE.

EXCAVATION:

- 1. ORGANIC MATERIAL SHALL BE REMOVED FROM ALL AREAS RECEIVING STRUCTURAL FILL TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL. UNLESS APPROVED BY THE ENGINEER.
2. CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
3. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOP SOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES. PROPOSED CONTOURS REFLECT FINISH GRADE.
4. CUT AND FILL SLOPES SHALL NOT EXCEED SLOPES AS SPECIFIED ON PLAN.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A STORM WATER PREVENTION AND POLLUTION PLAN (SWPPP) IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT AND ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REQUIREMENTS.

WATER SYSTEM NOTES:

THE FOLLOWING IS THE BASIS OF THE CURRENT LEVEL OF DESIGN. DESIGN CALCULATIONS AND SYSTEM DESIGN WILL BE REFINED AS ADDITIONAL STRUCTURE INFORMATION IS PROVIDED.

- 1. ALL MATERIALS WITHIN DIRECT CONTACT WITH WATER SHALL BE LOW LEAD AND NSF 61 CERTIFIED.
2. ALL DISINFECTION AND TREATMENT CHEMICALS SHALL BE NSF 60 CERTIFIED.
3. PHASE 1 ESTIMATED PEAK INSTANTANEOUS DEMAND (PID): 188 GPM
4. WELL:
4.1. DEPTH: 100' DEPTH (ESTIMATED)
4.2. CASING: 8" A53B STEEL WITH 10' MIN SLOTTED SCREEN
4.3. YIELD: 50 GPM (ESTIMATED)
4.4. GROUTING: BENTONITE GROUT REQUIRED 10' MIN CONTINUES WITHIN FIRST 20' FROM SURFACE
4.5. PITLESS ADAPTER: 2" AT 10' MIN BELOW FINAL GRADE
4.6. PUMP: RATED FOR MIN 50 GPM AT 150 FT HEAD. ASSUMING 20 PSI SERVICE PRESSURE AT PUMPHOUSE.
4.7. TESTING: DISINFECT WELL PER AWWA C654 PRIOR TO OPERATION. PROVIDE COMPREHENSIVE WATER PANEL TESTING AS REQUIRED BY ADEC.
5. WELL TO PUMPHOUSE WATER MAIN:
5.1. MATERIAL: 2" HDPE SDR 11 PE 4710
5.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.
5.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
6. WATER DISTRIBUTION LINE:
6.1. MATERIAL: 4" HDPE SDR 11 PE 4710
6.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.
6.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
7. WATER SERVICE LINES:
7.1. MATERIAL: RV CAMPGROUND HOOKUPS: 1" HDPE SDR 11 PE 4710
CONVENIENCE STORE: 2" HDPE SDR 11 PE 4710
BATHHOUSE: 2" HDPE SDR 11 PE 4710
7.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.
7.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
8. STORAGE:
8.1. MATERIAL: 3,000 GALLON HDPE NSF 61 CERTIFIED
8.2. SIZE: MINIMUM STORAGE IS EQUAL TO THE DIFFERENCE OF THE SYSTEM PEAK INSTANTANEOUS DEMAND (PID) FLOW AND WELL OUTPUT FLOW FOR 20 MINUTES (PID GPM - W GPM) x 20 MINUTES = 2,760 GALLONS
EQUAL TO THE PID AT PRESSURE REQUIRED TO PROVIDE 20 PSI AT FURTHEST FIXTURE. DISTRIBUTION PUMP RATED FOR 188 GPM AT 145 FT HD CONTROLLED BY VARIABLE FREQUENCY DEVICE (VFD)
8.3. PUMP:

WASTEWATER SYSTEM NOTES:

THE FOLLOWING IS THE BASIS OF THE CURRENT LEVEL OF DESIGN. DESIGN CALCULATIONS AND SYSTEM DESIGN WILL BE REFINED AS ADDITIONAL STRUCTURE INFORMATION IS PROVIDED.

- 1. DESIGN FLOW:
RV CAMPSITES WITH HOOK-UP: 21.7 GALLONS PER DAY/PERSON, 4 PEOPLE PER SITE, 27 SITES = 3425 GPD
RV CAMPSITE WITHOUT HOOK-UP (DUMP STATION): 50 GAL/SITE/DAY, 12 CAMPSITES = 600 GPD
CONVENIENCE STORE: 10.6 GDP/EMPLOYEE, 2.6 GPD/CUSTOMER, 8 EMPLOYEES, 1000 CUSTOMERS PER DAY = 2685 GPD
APARTMENT: 150 GPD/BEDROOM, 1 BEDROOM = 150 GPD
LAUNDRY/BATHHOUSE: 15 GPD/FIXTURE UNIT, 44 TOTAL FIXTURE UNITS = 660 GPD
3. WASTEWATER PIPING:
3.1. MATERIALS:
3.1.1. GRAVITY PIPE: 4" ABS OR PVC C900
3.1.2. PRESSURE PIPE: 1.5" PVC SCHEDULE 40
3.2. INSTALLATION: PER ADOT SS SECTION 627
3.3. TESTING: PER ADOT SS SECTION 627
4. TANK SIZING:
TANK 1: CONVENIENCE STORE, APARTMENT, LAUNDRY/BATHHOUSE = 3500 GPD
2 DAYS RETENTION => 7,000 GALLON TANK
TANK 2: RV CAMPSITES W/ HOOK-UP = 3424 GPD, 2 DAYS RETENTION => 7000 GALLON TANK
TANK 3: DUMPSTATION = 600 GPD, 7 DAYS RETENTION => 4500 GALLON TANK
PRE-ANOXIC TANK: 1 DAY STORAGE OF TOTAL DISCHARGE, 7960 GPD DISCHARGE => 8000 GALLON TANK
5. EFFLUENT TREATMENT:
MAXIMUM DAILY DISCHARGE: 7960 GPD
AVERAGE DAILY DISCHARGE: MDD/2 = 3980 GPD
5.1. ORGANIC LOADING:
TANK 1: BOD = 225 mg/L, TSS = 75 mg/L
TANK 2: BOD = 300 mg/L, TSS = 100 mg/L
TANK 3: BOD = 1800 mg/L, TSS = 800 mg/L
SYSTEM: BOD = 364 mg/L, TSS = 136 mg/L
AVERAGE DAILY ORGANIC LOAD = 12 LB/DAY
TEXTILE AREA REQUIRED = 300 SF
TREATMENT TANK => ORENCO AX-MAX300-42
5.2. TREATMENT TANK:
6. EFFLUENT DISCHARGE: ABSORPTION FIELD/TRENCHES WITH 8,000 SF TOTAL EFFECTIVE AREA. FINAL SIZE & ORIENTATION TO BE DETERMINED WITH FINAL DESIGN.

ABBREVIATIONS

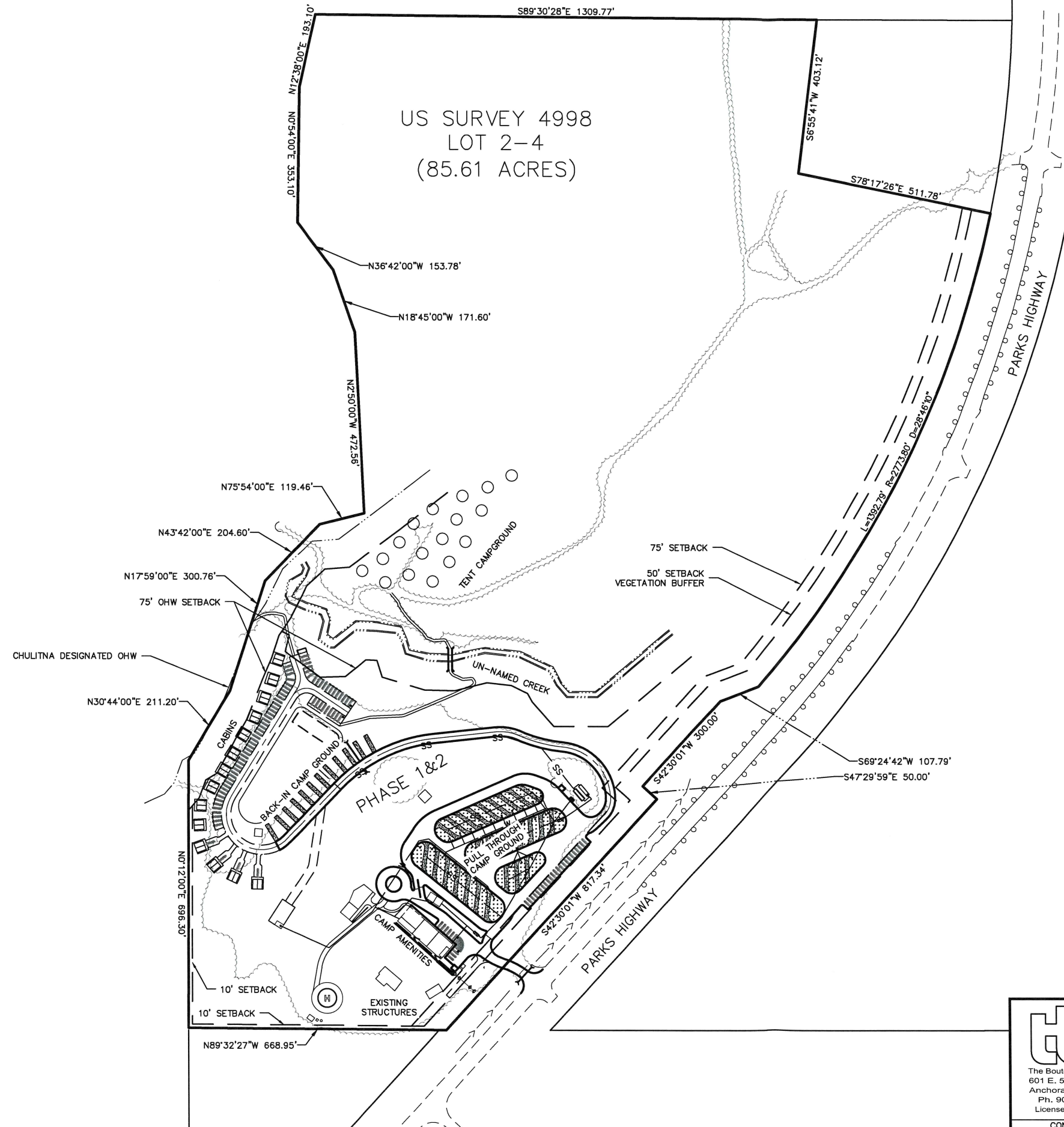
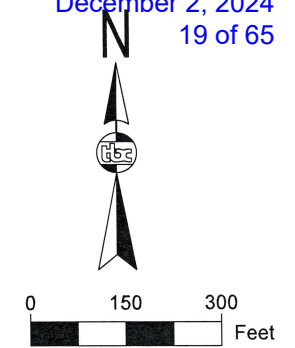
Table with 4 columns: Abbreviation, Description, Abbreviation, Description. Includes entries like ABS (ACRYLONITRILE BUTADIENE STYRENE), ADEC (ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION), AL-MON (ALUMINUM MONUMENT), etc.




Know what's below. Call before you dig.

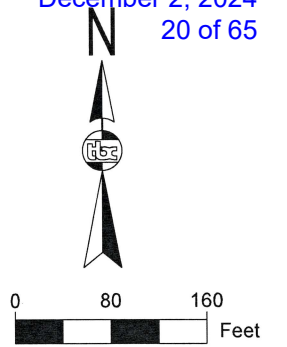
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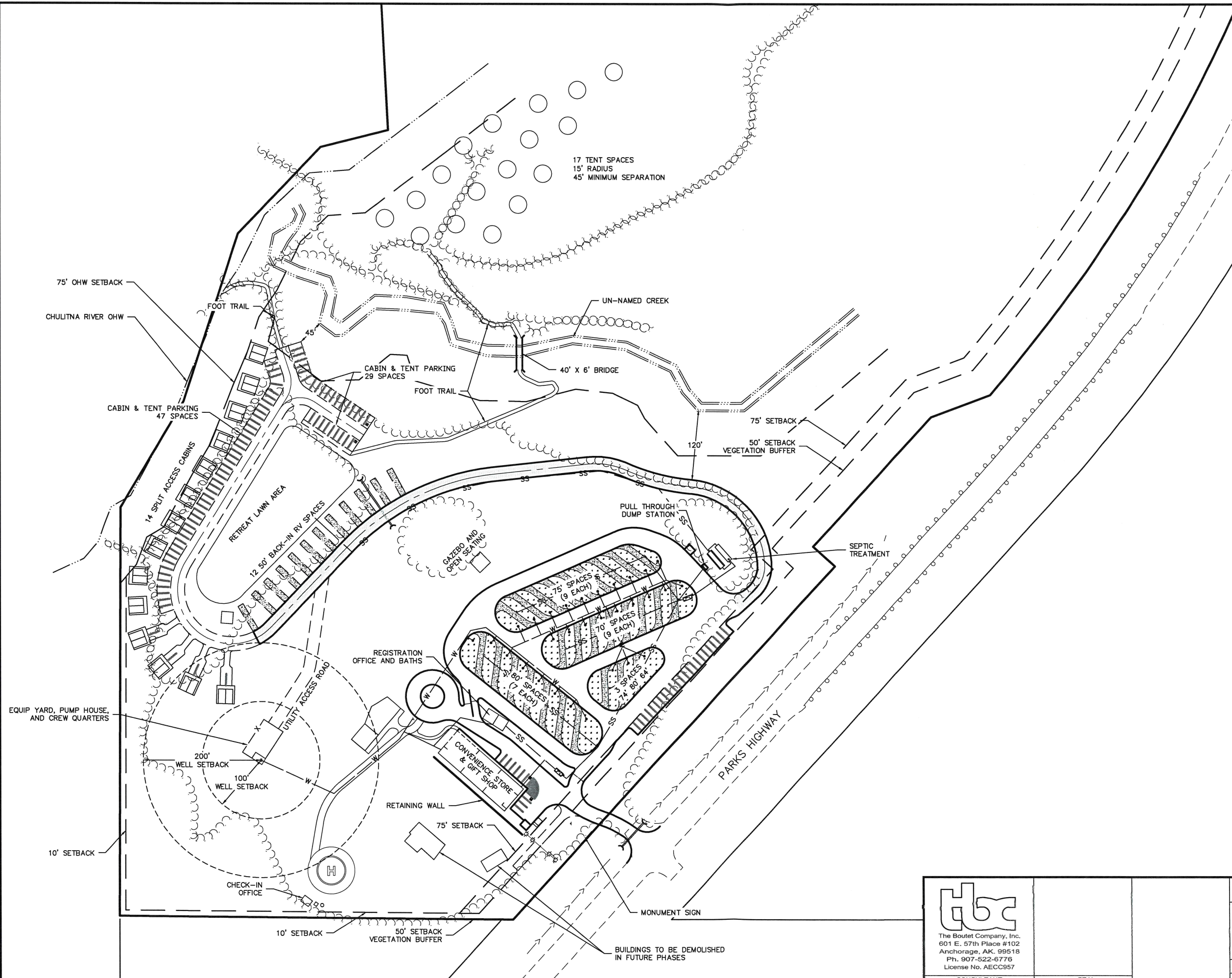


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		OVERALL PLAN VIEW	
HORIZ SCALE:	DATE: 10/16/2024	SHEET 2 OF 10	
VERT SCALE:			




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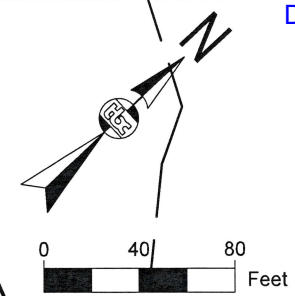
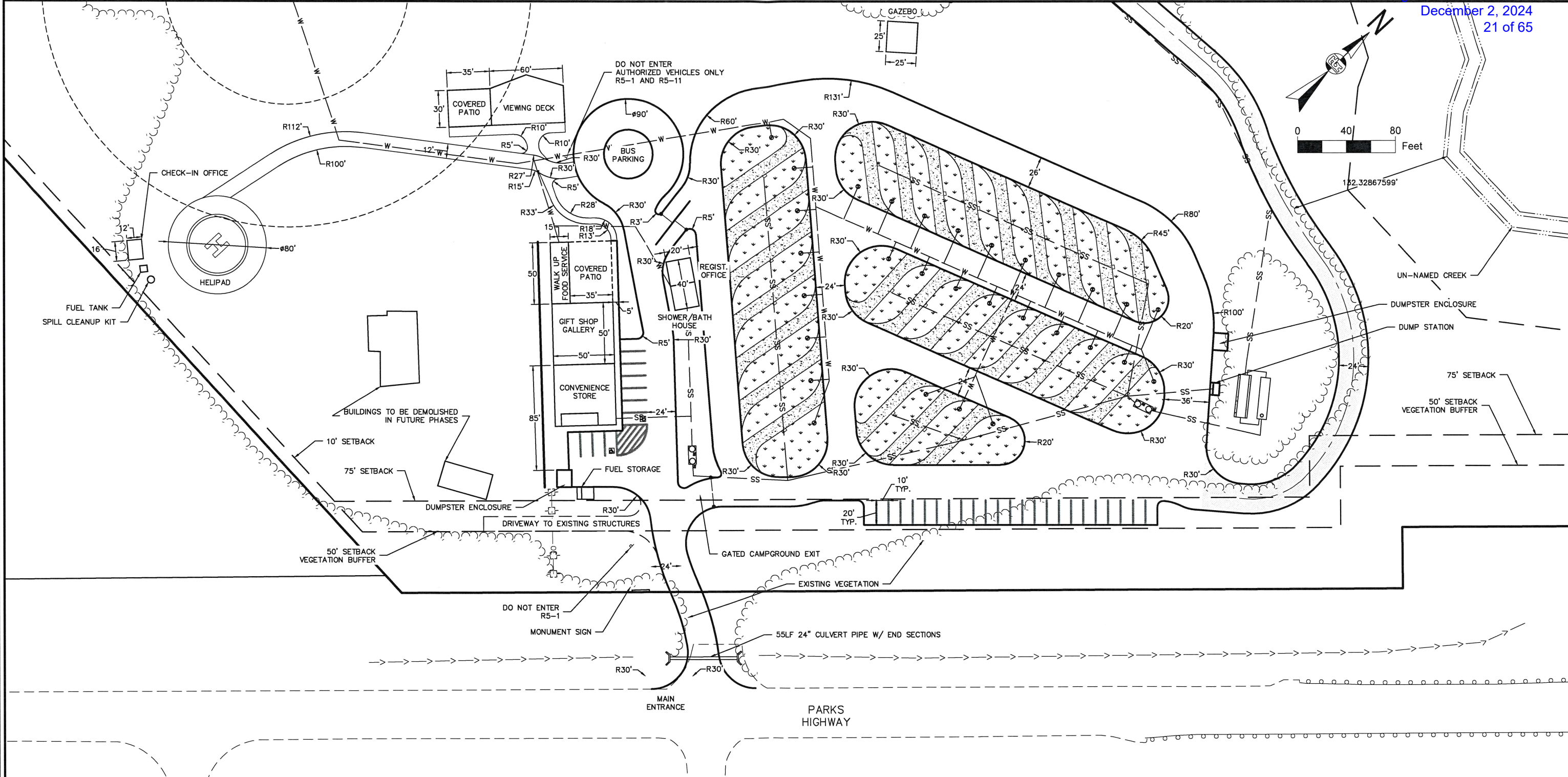
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CONSULTANT	SEAL		


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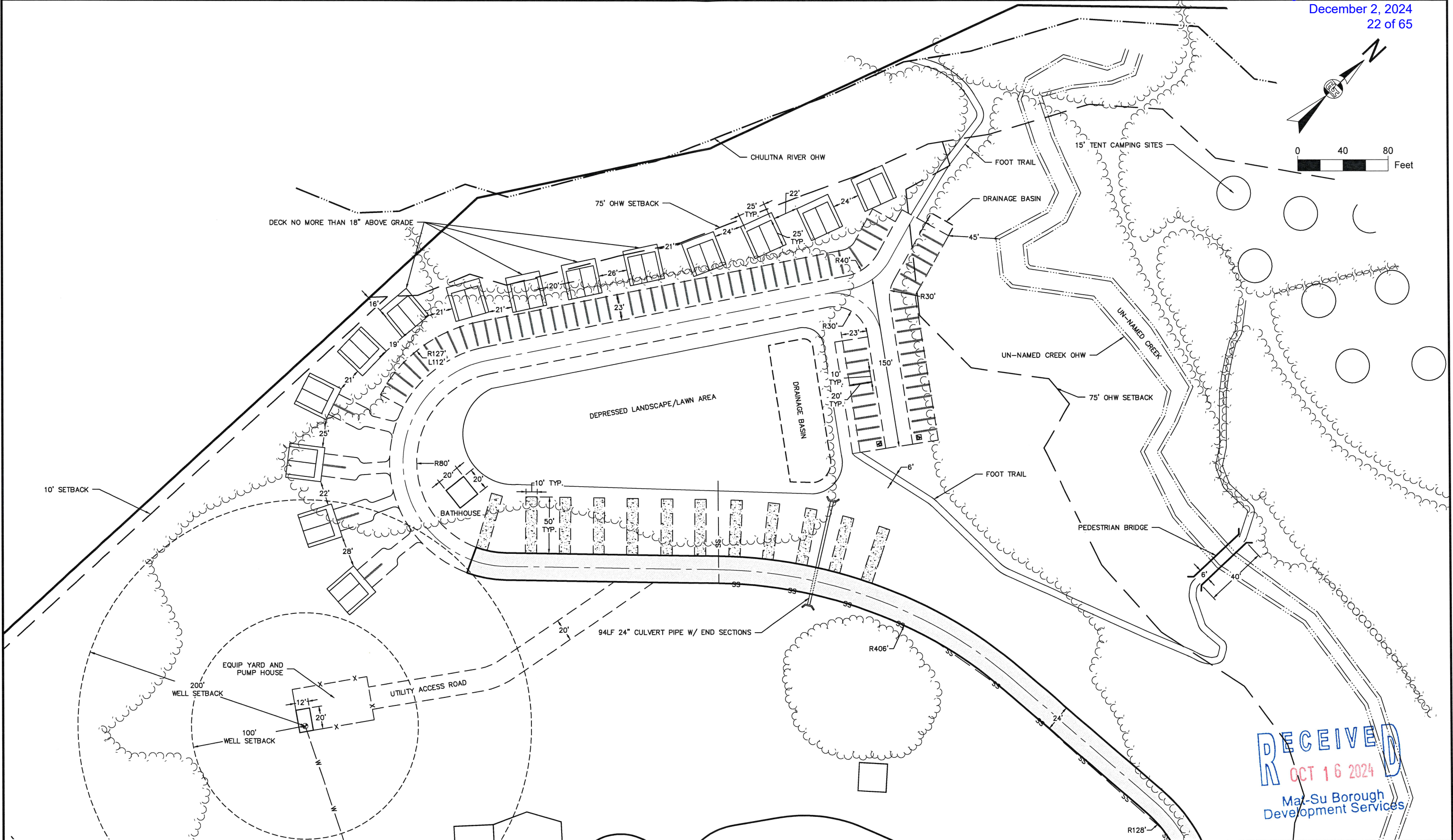
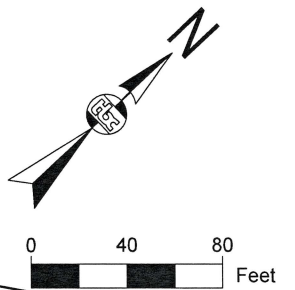
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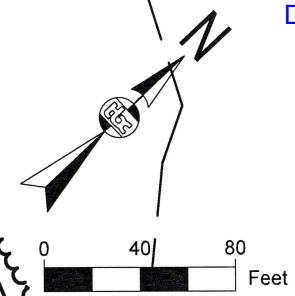
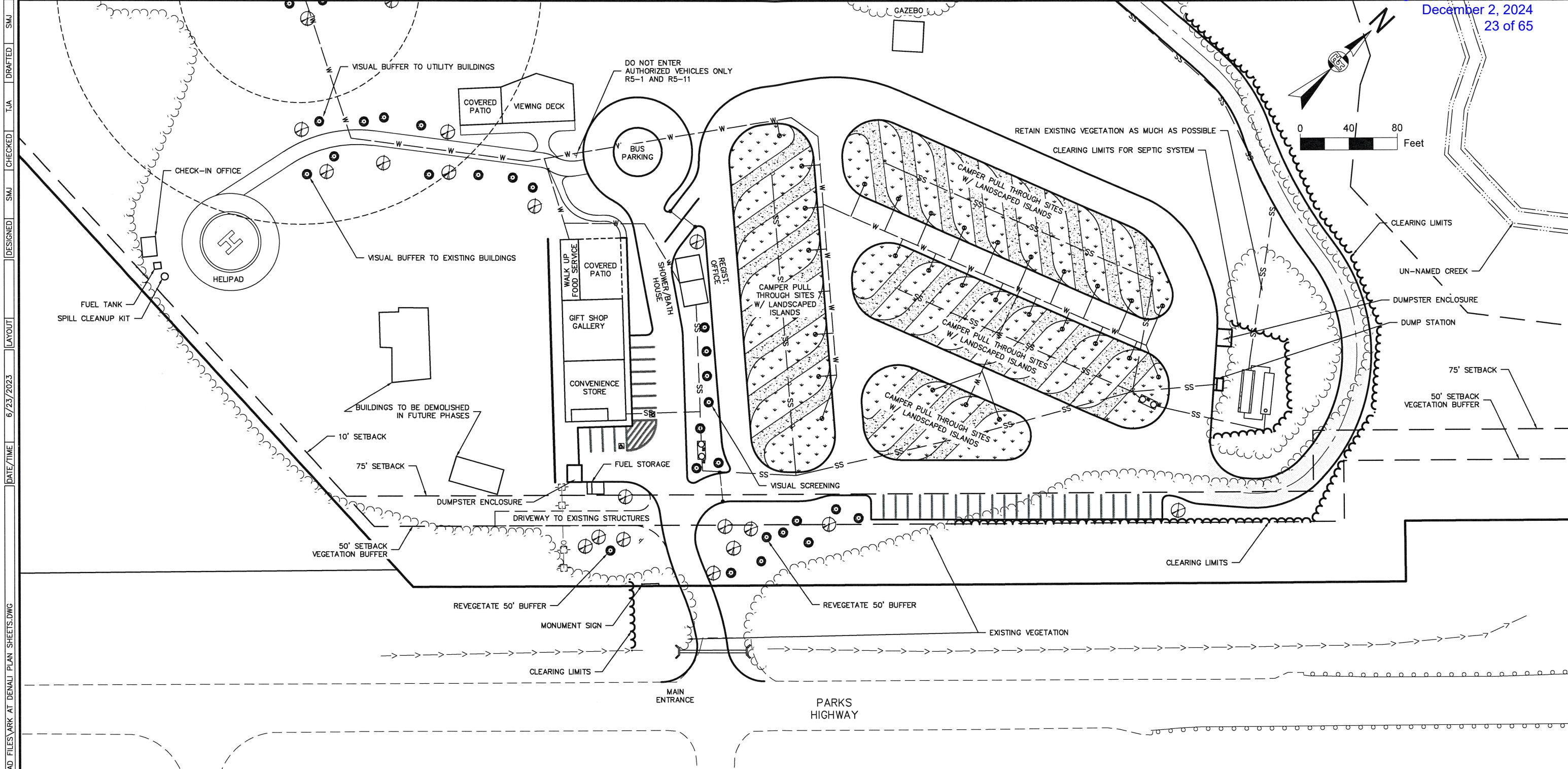
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NOTES:
 LANDSCAPE SHOWN HEREIN DEPICTS GENERAL LOCATION FOR PROPOSED LANDSCAPING. FINAL LANDSCAPE DESIGN WILL INCORPORATE A COMBINATION OF NATIVE SPECIES INCLUDING SHRUBBERY, DECIDUOUS AND EVERGREEN TREES.
 ALL EXPOSED, UN-VEGETATED GROUND SHALL BE STABILIZED WITH 4" TOP-SOIL AND SEED.
 EXISTING VEGETATION SHALL BE RETAINED TO THE GREATEST EXTENT POSSIBLE.

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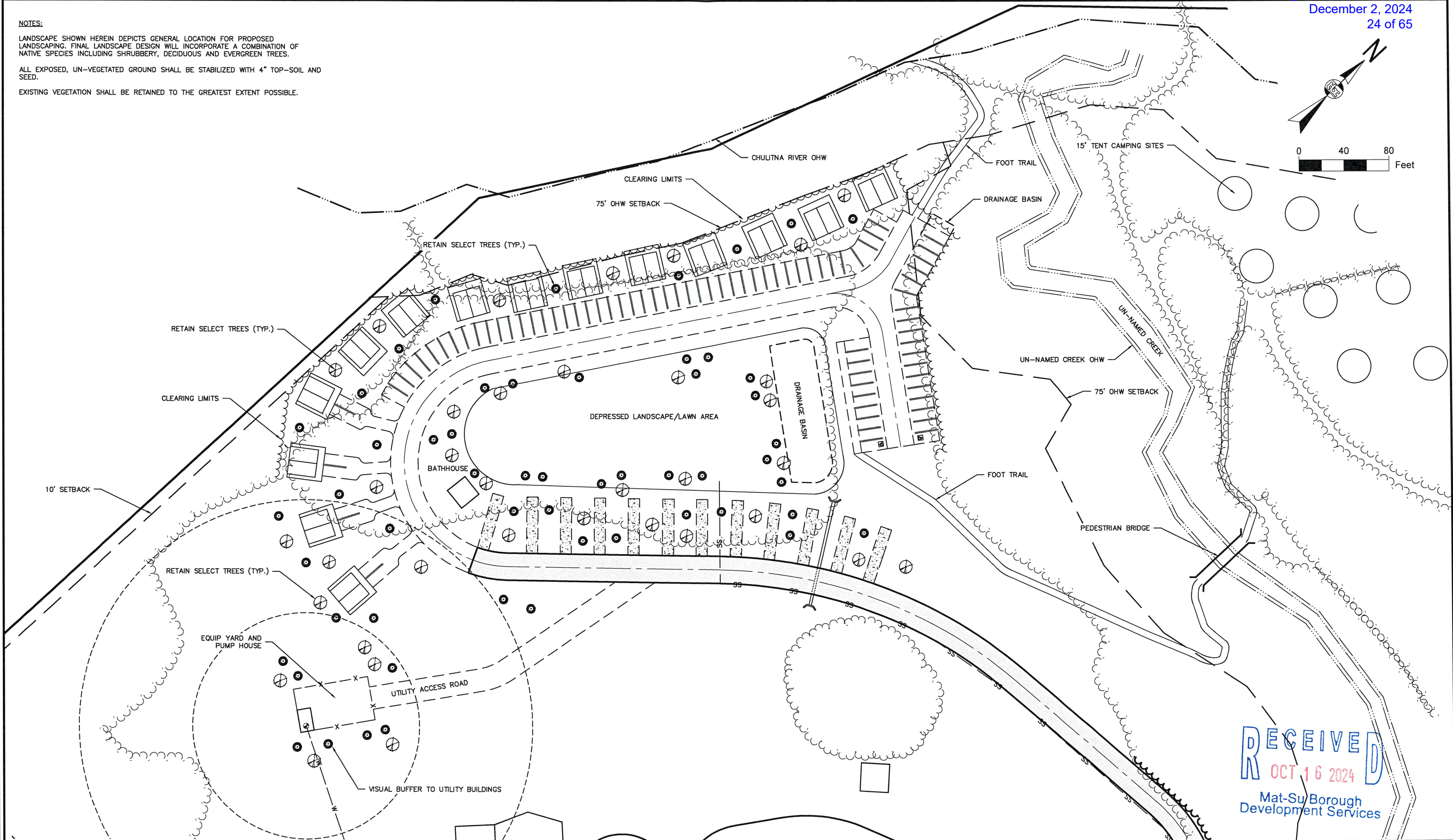
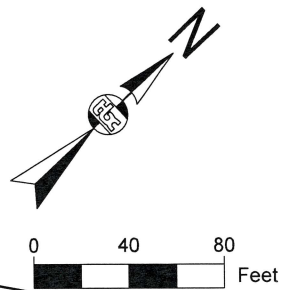
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HORIZ SCALE: _____ VERT SCALE: _____	DATE: 10/16/2024	SHEET 6 OF 10	

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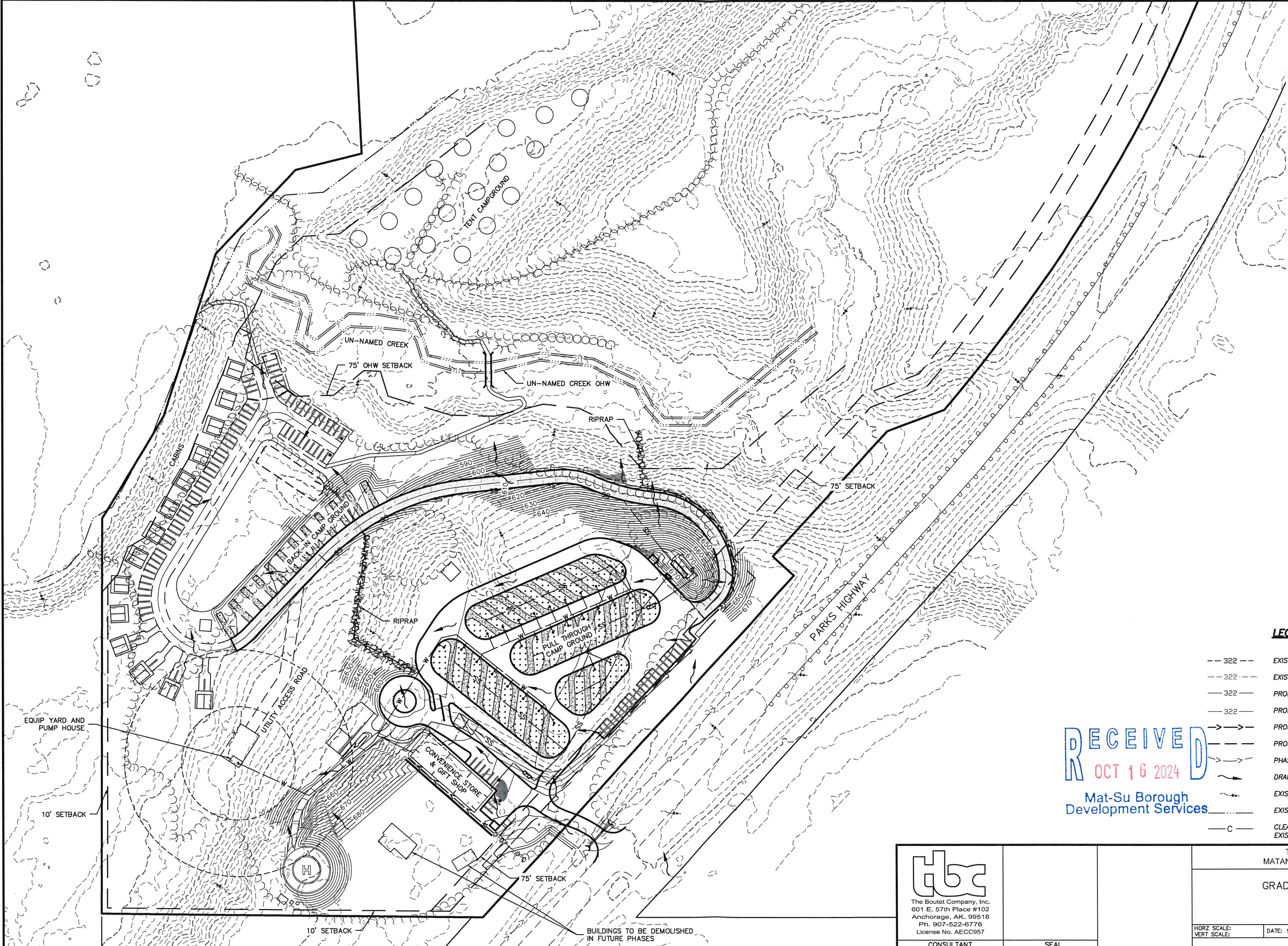
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CUT AND FILL QUANTITIES ARE CALCULATED FROM COMPARING EXISTING SURFACE TO PROPOSED SURFACE.

CUT: 54,973.48 CYD
FILL: 33,965.95 CYD



LEGEND:

- 322 --- EXISTING MAJOR CONTOUR AND LABEL
- - - 322 - - - EXISTING MINOR CONTOUR AND LABEL
- 322 — PROPOSED MAJOR CONTOUR AND LABEL
- - - 322 - - - PROPOSED MINOR CONTOUR AND LABEL
- >—>— PROPOSED DITCH LINE
- — — PROPOSED GRADE BREAK
- >—>— PHASE 1 DITCH LINE
- >—>— DRAINAGE ARROW
- >—>— EXISTING DRAINAGE ARROW
- — — EXISTING CREEK
- C — CLEARING LIMITS TO MAINTAIN EXISTING VEGETATIVE BUFFER

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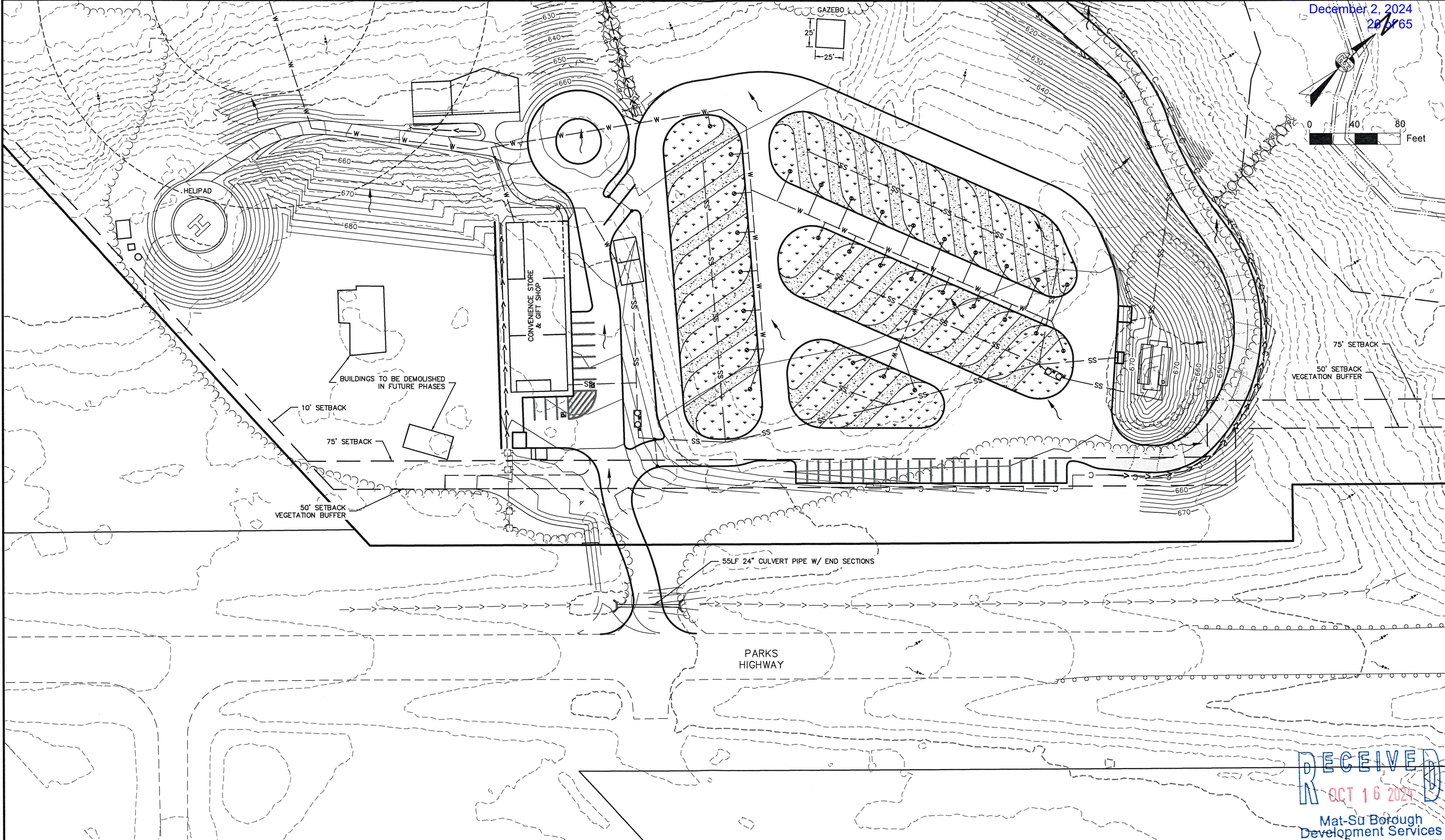
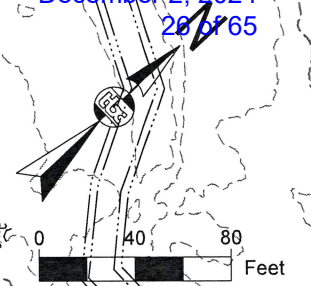
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THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA
GRADING & DRAINAGE
PLAN

HORZ SCALE: DATE: 10/16/2024 SHEET 8 OF 10
VERT SCALE:

BUILDINGS TO BE DEMOLISHED
IN FUTURE PHASES

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- LEGEND:**
- 322 --- EXISTING MAJOR CONTOUR AND LABEL
 - 322 --- EXISTING MINOR CONTOUR AND LABEL
 - 322 — PROPOSED MAJOR CONTOUR AND LABEL
 - 322 — PROPOSED MINOR CONTOUR AND LABEL
 - → → PROPOSED DITCH LINE
 - --- PROPOSED GRADE BREAK
 - → → PHASE 1 DITCH LINE
 - → → DRAINAGE ARROW
 - → → EXISTING DRAINAGE ARROW
 - — — EXISTING CREEK
 - C — CLEARING LIMITS TO MAINTAIN EXISTING VEGETATIVE BUFFER

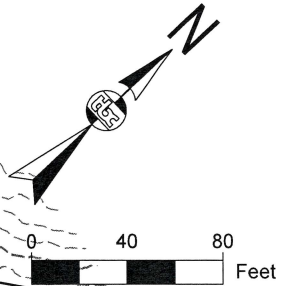
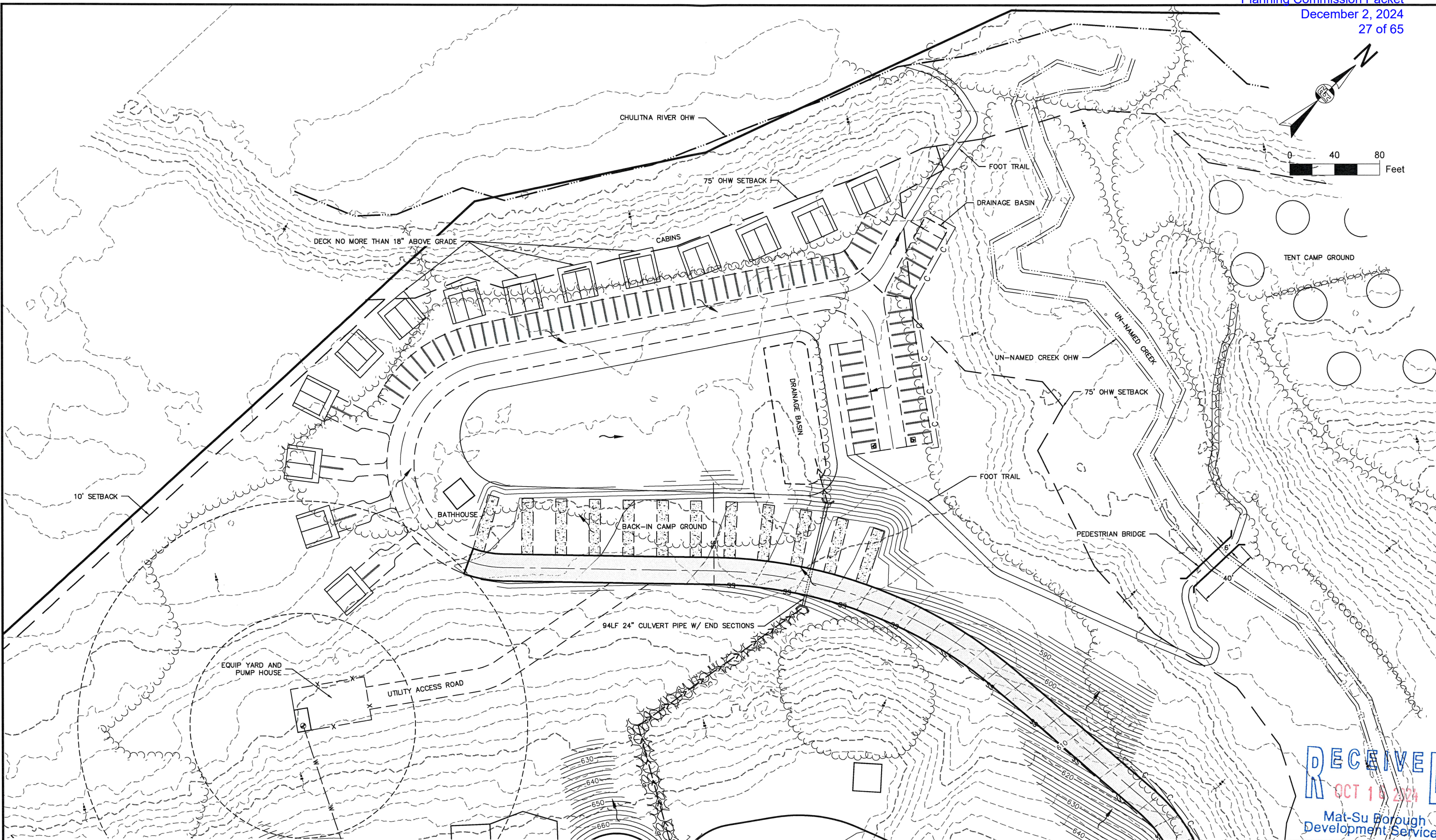
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	ENLARGED GRADING PLAN VIEW 1		
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| --- 322 --- | EXISTING MAJOR CONTOUR AND LABEL | --- 322 --- | PROPOSED MINOR CONTOUR AND LABEL | → | DRAINAGE ARROW |
| - - - 322 - - - | EXISTING MINOR CONTOUR AND LABEL | - - - 322 - - - | PROPOSED DITCH LINE | → | EXISTING DRAINAGE ARROW |
| — 322 — | PROPOSED MAJOR CONTOUR AND LABEL | - - - - - | PROPOSED GRADE BREAK | — — — — — | EXISTING CREEK |
| | | - - - - - | PHASE 1 DITCH LINE | — C — | CLEARING LIMITS TO MAINTAIN EXISTING VEGETATIVE BUFFER |

tb
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 601 E. 57th Place #102
 Anchorage, AK, 99518
 Ph. 907-522-6776
 License No. AECC957

CONSULTANT

SEAL

THE ARK AT DENALI
 MATANUSKA-SUSITNA, ALASKA

ENLARGED GRADING PLAN
 VIEW 2

HORIZ SCALE:	DATE: 10/16/2024	SHEET 10 OF 10
VERT SCALE:		



PROPOSED ARK@DENALI

RV RESORT CAMPGROUND

4852 N. PARKS HIGHWAY, TRAPPER CREEK, AK 99683

PROPERTY OWNER:
Yolanda Elizabeth D'Oyen
P.O. BOX 13289
TRAPPER CREEK, AK 99683

PROJECT OWNER:
ARK DENALI RESORT LLC
P.O. BOX 13289
TRAPPER CREEK, AK 99683

Property Address:
4852 N. Parks Hwy,
Trapper Creek, AK 99683

LEGAL DESCRIPTION:
Map Ref: CY 12
Abbreviated Description: CITY:DENALI PK AREA
SEC/TWN/RNG/MER:SEC 16 TWN
29N RNG 05W
U.S. SURVEY 4998
LOT 2-4
MAP REF:CY 12City/Muni/Twp: DENALI PK AREA

ASSESSOR PARCEL MAP:
Matanuska-Susitna County
85 AC, 80ac Useable
APN: U04998000L02-4

Property Type:
"In Holding" (Private Property) in the Denali State Park

SITE AMENITIES TO INCLUDE:
Tour Bus Access and Parking
Free Public Viewing Deck & Covered Seating

MAIN BUILDING:
Convenience Store
Gift Store/ Gallery /Workshop Studio
Walk-up Food/Beverage Service
Medic Station
Registration Office = 240 SF
(3) Restrooms and Laundry Facilities = 600 SF EACH
(38) RV Full hook-ups RENTALS
(11) Overnight Tenting RENTALS
(17) Day Picnic Area RENTALS
(14) River Cabins (Duplexes)
Dedicated Lawn Area for Large Group = 1 1/2 ACRE
Gatherings/RENTALS (Church/Corporate/Weddings, etc)
Boat Launch and River Access
HELIPAD and Check-in Lounge = 192 SF
Above ground Fuel Tank for Helicopters

MAIN BUILDING:

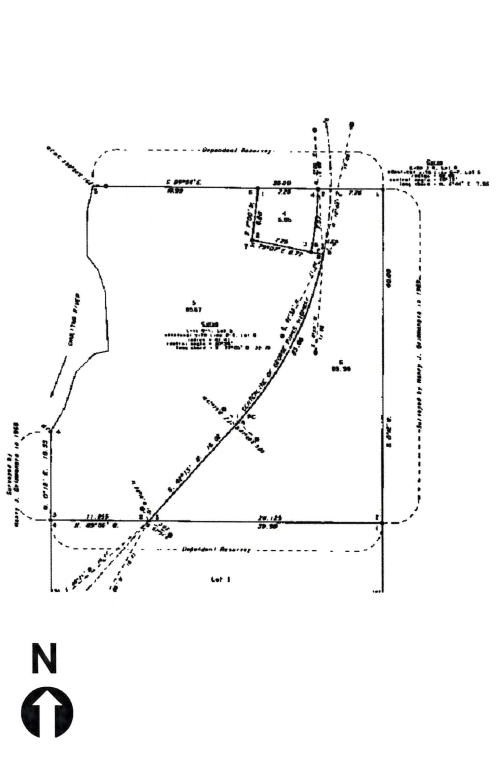
GIFT STORE/GALLERY =	2,375 SF
CONVENIENCE STORE =	2,375 SF
FOOD KITCHEN =	710 SF
COVERED PATIO =	1,790 SF
MEDIC STATION =	240 SF
TOTAL =	7,490 SF

SECOND STORY OFFICE/OWNER DWELLING = 1,450 SF

(12) RV RENTAL B Spaces - 50'x30' (1,500sf) each
(9) RV RENTAL D Spaces - 65'x30' (1,950sf) each
(10) RV RENTAL E Spaces - 70'x30' (2,100sf) each
(7) RV RENTAL F Spaces - 75'x30' (2,250sf) each
38 TOTAL SPACES

(11) Tent RENTAL Site (20x20 = 400sf) each
(17) Picnic RENTAL Site - DAILY (20x20 = 400sf) each
REVIVAL Lawn RENTAL Area (1.5 ACRES)
OPEN VIEWING DECK W/ IN-SLAB HEATING
FOR ICE MELT IN WINTER
YEAR ROUND DUMP STATION
YEAR ROUND WATER STATION

SHEET	DESCRIPTION
A0.0	PROJECT TITLE AND DATA SHEET
A0.1	SITE PLAN - PHASE 1
A1.0	PROPOSED MAIN BUILDING FLOOR PLAN
A2.0	PROPOSED MAIN BUILDING ROOF PLAN
A3.0	PROPOSED MAIN BUILDING ELEVATIONS
A4.0	TYPICAL BATHHOUSE & VIEWING DECK
A4.2	SECONDARY STRUCTURES & ELEVATIONS
A4.3	PROPOSED RIVER CABIN "A" (Duplexes)



Primary Owner: YOLANDA E. D'OYEN
Mail Address: P.O. BOX 13289
TRAPPER CREEK, AK 99683

Project Owner: ARK DENALI RESORT LLC
Mail Address: P.O. BOX 13289
TRAPPER CREEK, AK 99683

Site Address: 4852 N PARKS HWY,
TRAPPER CREEK, AK 99683

Matanuska-Susitna County
85 AC, 80ac Useable
APN: U04998000L02-4

Assessor Parcel Number: U04998000L02-4
Census Tract: Housing Tract Number:
Lot Number: 2-4

Legal description: Map Ref: CY 12 Abbreviated
Description: CITY:DENALI PK AREA
SEC/TWN/RNG/MER:SEC 16 TWN
29N RNG 05W U.S. SURVEY 4998 LOT 2-4 MAP
REF:CY 12City/Muni/Twp: DENALI PK AREA

LAND SURVEYOR:
EDGE SURVEY AND DESIGN, LLC
8000 KING STREET
ANCHORAGE, AK 99518
ATTN: MARK AIMONETTI
TEL: 907-312-9100

CIVIL ENGINEER:
THE BOUTET COMPANY INC.
1508 E BOGARD ROAD UNIT #1
WASILLA, ALASKA 99694
ATTN: TIM ALLEY, P.E. PE
TEL: 907.351.6160 FAX 907.351.6150

PROJECT DESIGNER/COORDINATOR:
UJEL DEVELOPMENT CORP
973 E BADILLO ST, STE B
COVINA, CA 91724
ATTN: YOLANDA DOYEN
TEL: 626.818.3965
EMAIL: YDOYEN5@gmail.com

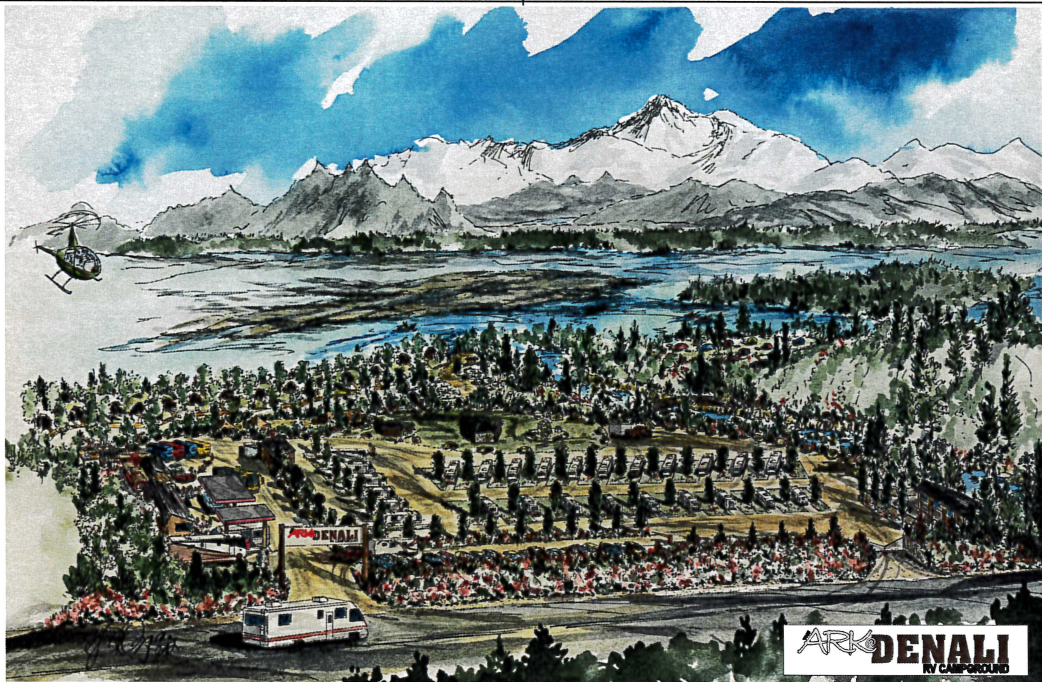
GENERAL CONTRACTOR:
FIRST COLONY DEVELOPERS LLC
ATTN: BRETT WALKER
TEL: 907-606-0041
EMAIL: BRETTWALKER@PROTONMAIL.COM

DRAWING SHEET INDEX

ASSESSOR'S PARCEL MAP SCALE NONE

PARCEL PROFILE

CONSULTANTS



SCOPE OF WORK: PHASE 1

To include but not limited to, Tour Bus Access and Parking, Free Public Viewing Deck & Covered Seating, Convenience Store, Gift Store/ Gallery /Workshop Studio, Walk-up Food/Beverage Service, Registration Office, Restrooms and Laundry Facilities, (38) RV Full hook-ups RENTALS, (11) Overnight Tenting RENTALS, (17) Day Picnic Area RENTALS & Dedicated Lawn Area for Large Group Gatherings/RENTALS (Church/Corporate/Weddings, etc) to have Retreats, Boat Launch and River Access.

PROJECT SCOPE OF WORK

The ARK@Denali is a Private 85 Acre, Full Hook-Up RV Resort Campground and an "In-Holding" Property within the Boundaries of the Denali State Park & Reserves.

PROPOSED AERIAL PERSPECTIVE

VICINITY MAP

PROJECT DESCRIPTION

PROJECT DATA

THE ARK@DENALI
 PROPOSED RV RESORT CAMPGROUND
 4852 N. PARKS HIGHWAY, MM 135.5
 TRAPPER CREEK, AK 99683

GC Lic# 036427
 DBE, MBE, WBE #47604
 BA/BE BPI # 5030336
 email: ydoyen@ujeldevcorp.com
 973 E. Badillo St. Ste B · Covina, CA 91724
 Tel: (626) 296-9991 · Fax: (909) 992-3070

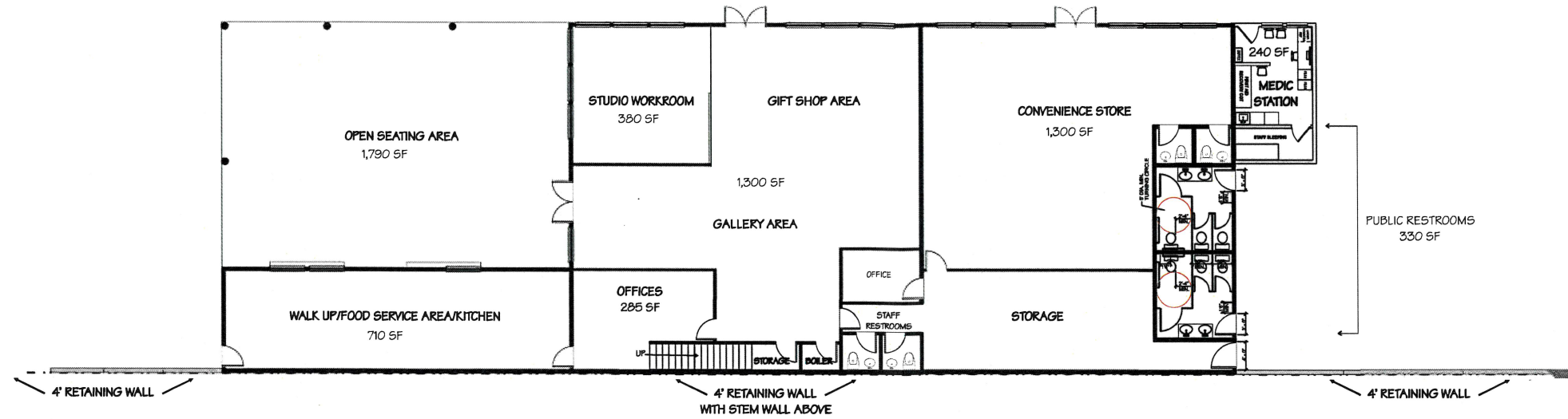
UJEL DEVELOPMENT CORP
 design - general construction
 planning - development
 energy upgrade performance

REVISIONS:

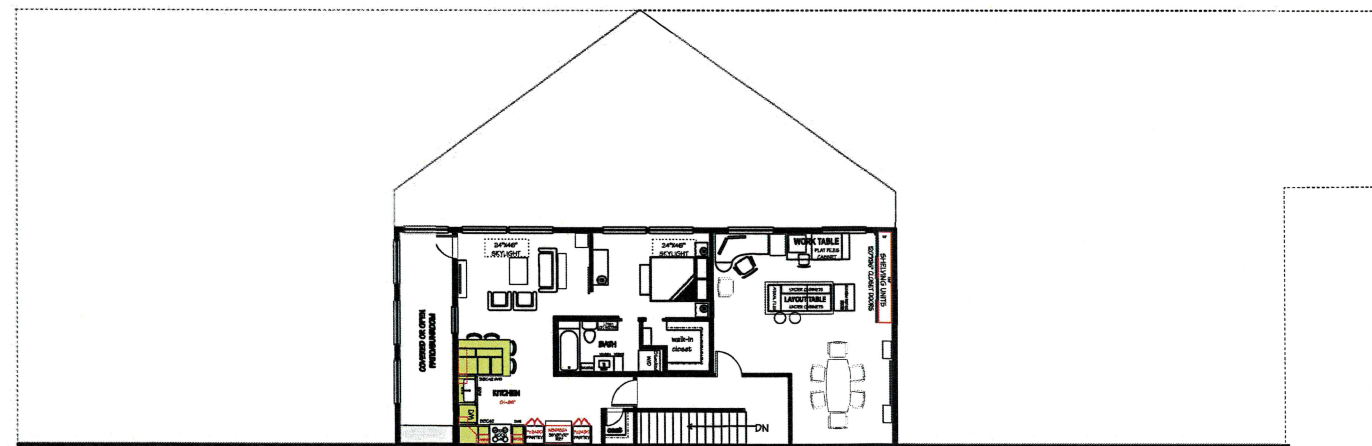
SUBMITTAL DATES
 OWNER APPROVAL:

DATE: 4/12/23
 SHEET TITLE:
PROJECT TITLE & DATA SHEET
 SHEET NO:
A0.0
 JOB NO: 0820

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PROPOSED GROUND FLOOR PLAN 7,490 SF
 SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN 1,450 SF
 SCALE: 1/8" = 1'-0"



REVISIONS	DATE	DESCRIPTION
1		
2		
3		

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 BA/BE BPI # 5030336
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SUBMITTAL DATES

OWNER APPROVAL:

THE ARK@DENALI
 PROPOSED RV RESORT CAMPGROUND
 4852 N. PARKS HIGHWAY, MM 135.5
 TRAPPER CREEK, AK 99683

DATE: 4/12/23

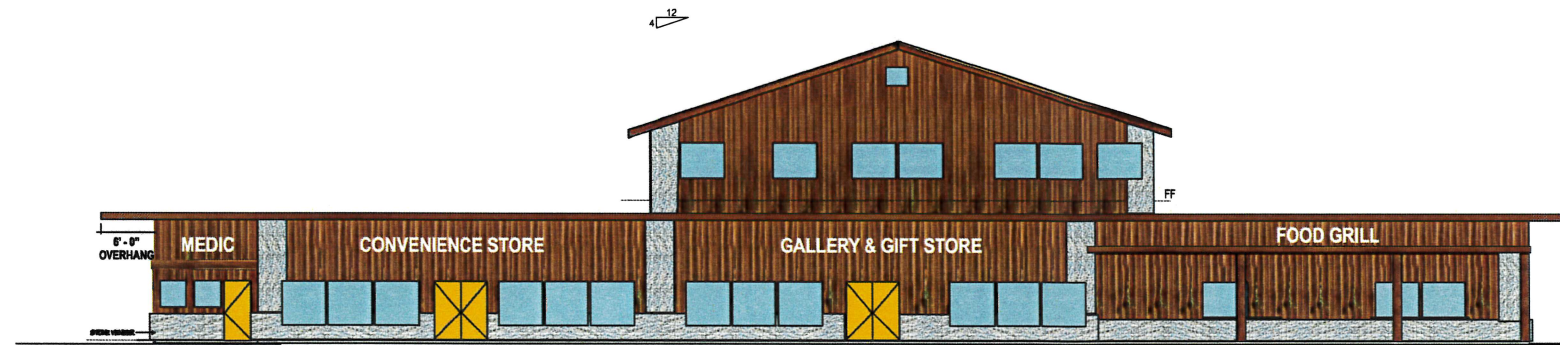
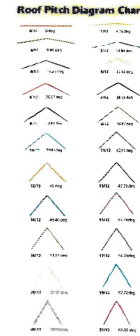
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**PROPOSED
 MAIN BUILDING
 FLOOR PLAN**

SHEET NO:

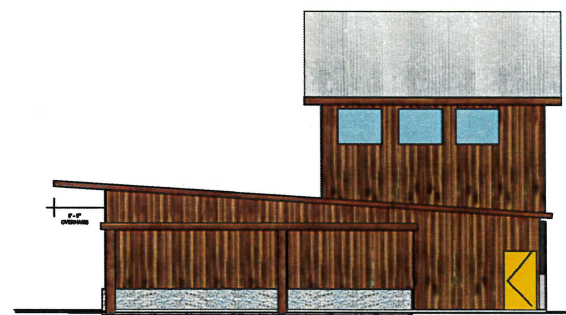
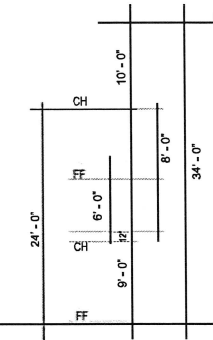
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JOB NO: 0820

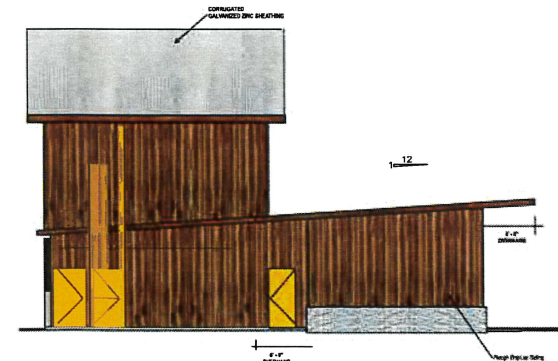
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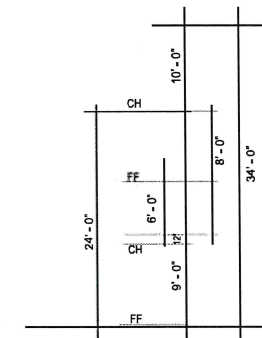
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PROPOSED ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISIONS	
△	
△	
△	

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 DBE, MBE, WBE #47664
 BA/BE BPI # 5030336
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 Tel: (626) 296-9991 · Fax: (909) 992-3070

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SUBMITTAL DATES

OWNER APPROVAL:

THE ARK@DENALI
 PROPOSED RV RESORT CAMPGROUND
 4852 N. PARKS HIGHWAY, MM 135.5
 TRAPPER CREEK, AK 99683

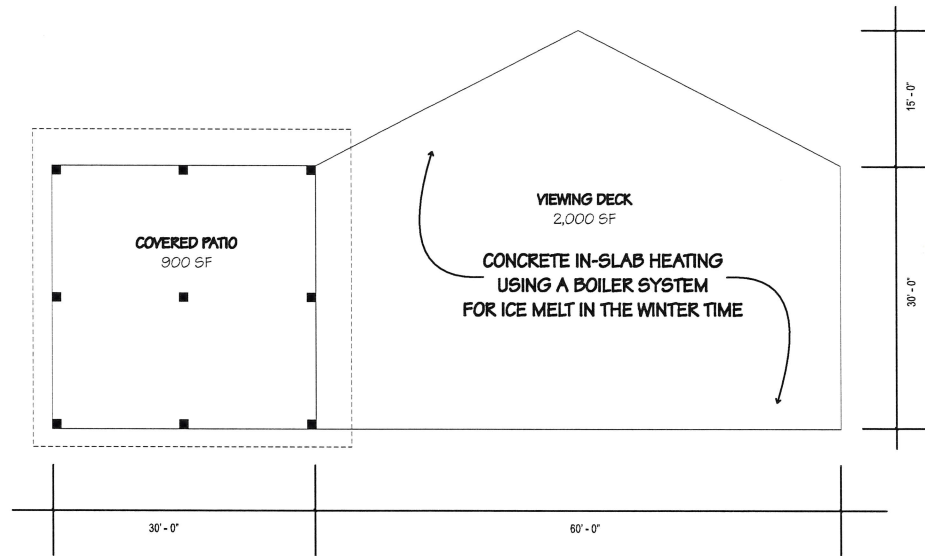
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SHEET TITLE:
**PROPOSED
 MAIN BUILDING
 ELEVATIONS**

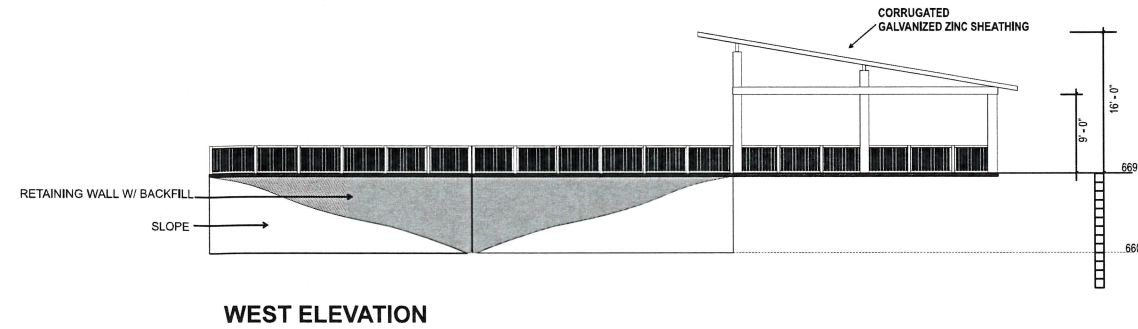
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JOB NO: 0820

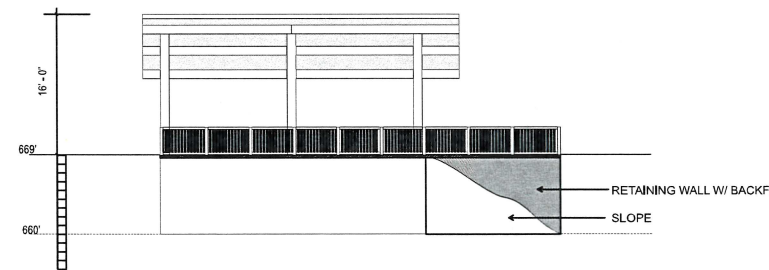
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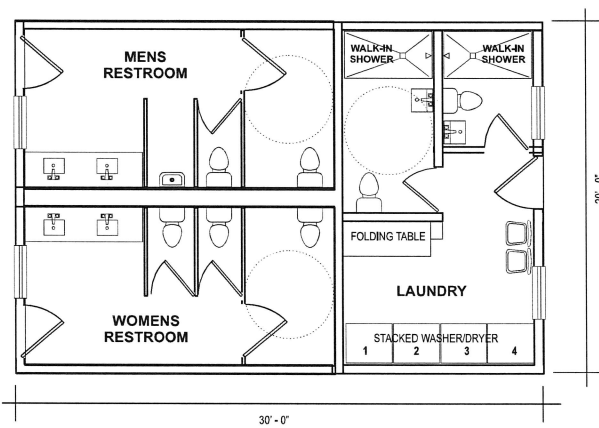
PROPOSED VIEW DECK & COVERED PATIO
 SCALE: 1/8" = 1'-0"



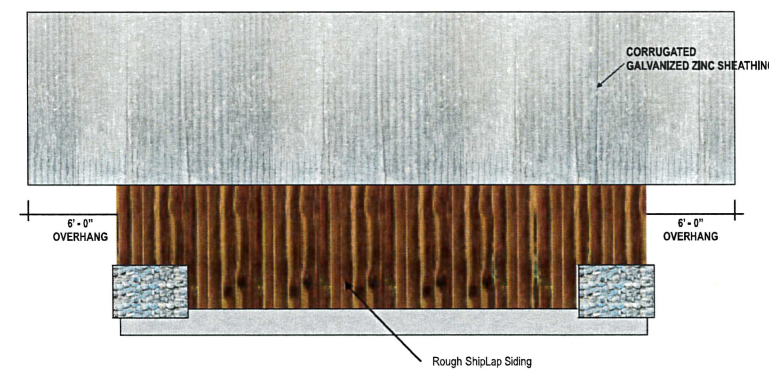
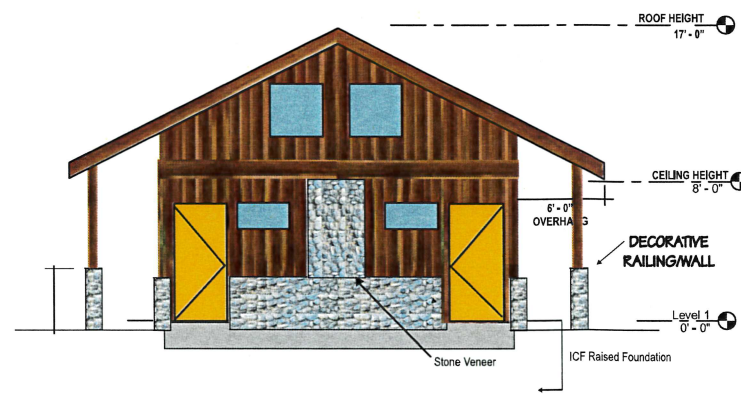
WEST ELEVATION



NORTH ELEVATION



REST ROOMS/BATH HOUSE/LAUNDRY
 600 SF
 SCALE 1/4" = 1'



REVISIONS	
Δ	
Δ	
Δ	

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 BA/BE EPI # 5030336
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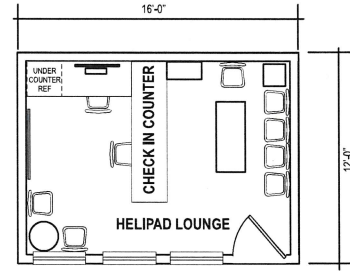
UEL
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 energy upgrade performance

SUBMITTAL DATES
 OWNER APPROVAL:

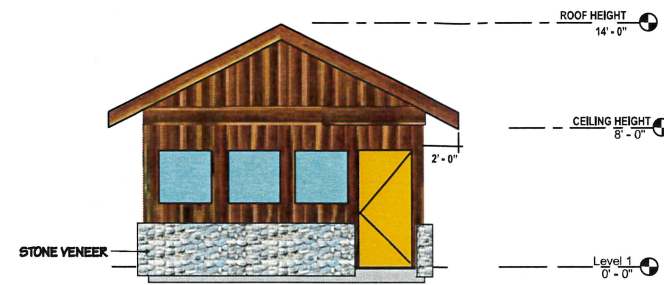
THE ARK@DENALI
 PROPOSED RV RESORT CAMPGROUND
 4852 N. PARKS HIGHWAY, MM 135.5
 TRAPPER CREEK, AK 99683

DATE: 4/12/23
 SHEET TITLE:
TYPICAL BATH HOUSE & VIEWING DECK
 SHEET NO:
A4.0
 JOB NO: 0820

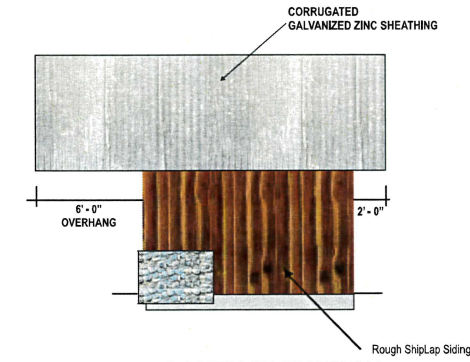
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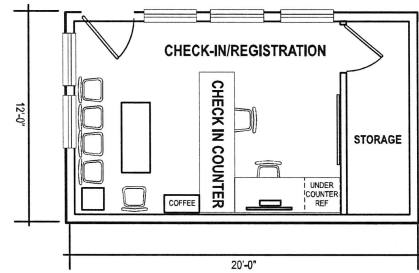
HELIPAD CHECK-IN/LOUNGE 192 SF
 SCALE 1/4" = 1'



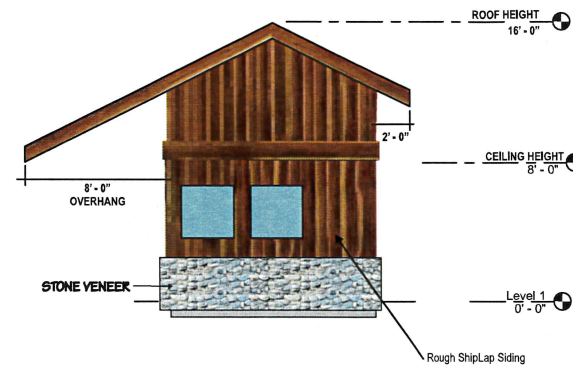
WEST ELEVATION



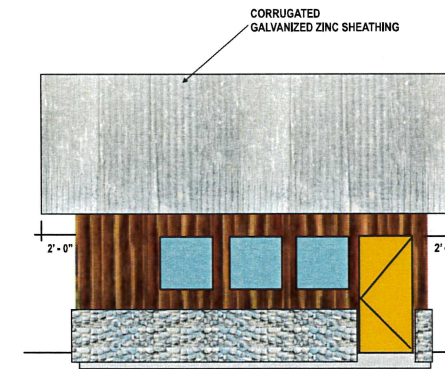
SOUTH ELEVATION



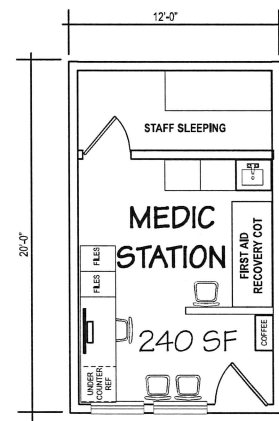
RV/CAMPGROUND REGISTRATION OFFICE 240 SF
 SCALE 1/4" = 1'



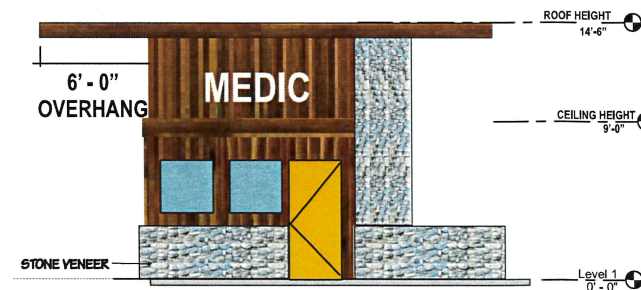
WEST ELEVATION



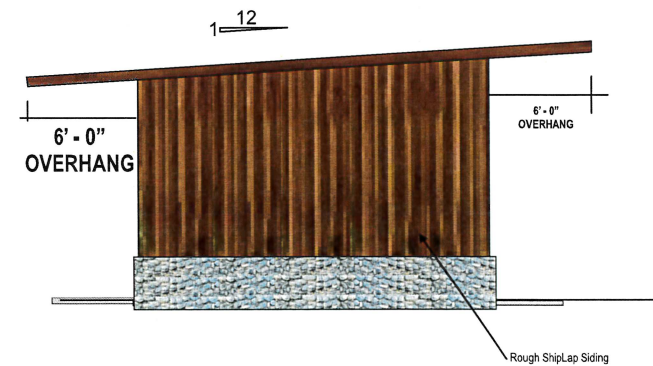
NORTH ELEVATION



MEDIC STATION WEST SIDE OF MAIN BUILDING 240SF
 SCALE 1/4" = 1'



NORTH ELEVATION



EAST ELEVATION

REVISIONS		
1		
2		
3		

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 BA/BE BPI # 5030336
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 Tel: (626) 296-9991 • Fax: (909) 992-3070

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 planning - development
 energy upgrade performance

SUBMITTAL DATES
 OWNER APPROVAL:

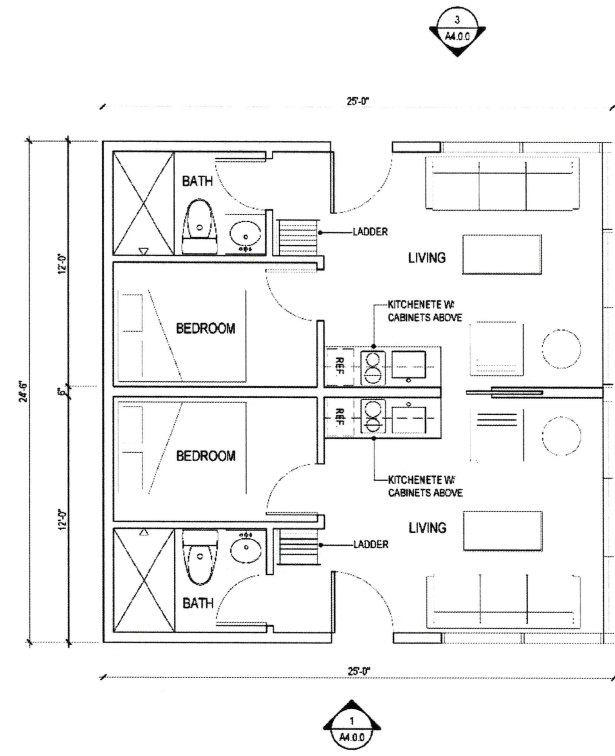
THE ARK@DENALI
 PROPOSED RV RESORT CAMPGROUND
 4852 N. PARKS HIGHWAY, MM 135.5
 TRAPPER CREEK, AK 99683

DATE: 4/12/23
 SHEET TITLE:
 STRUCTURES
 &
 ELEVATIONS

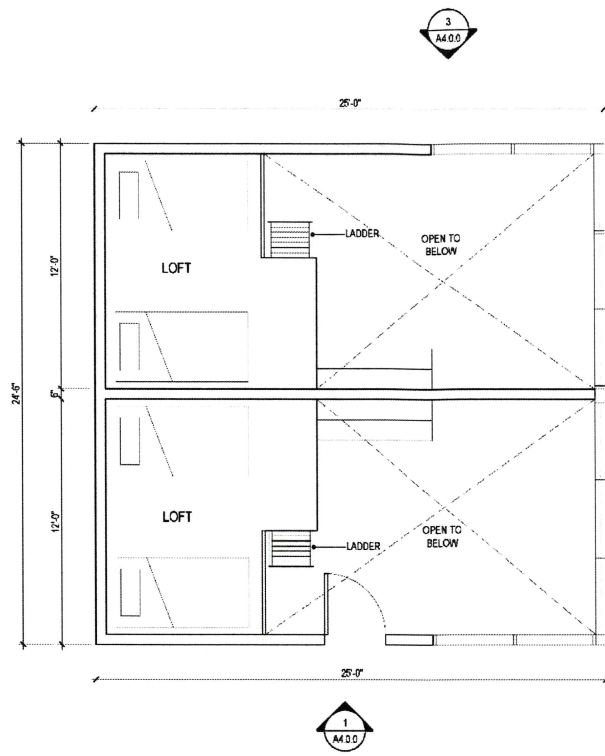
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JOB NO: 0820

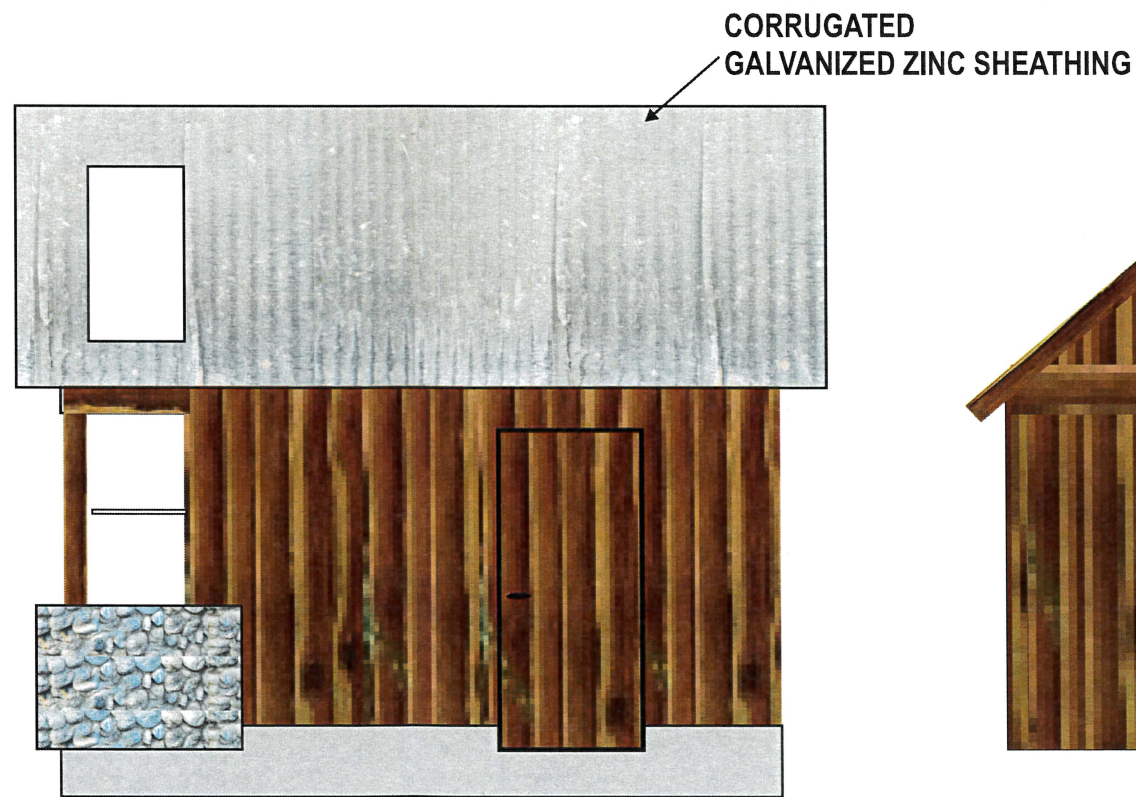
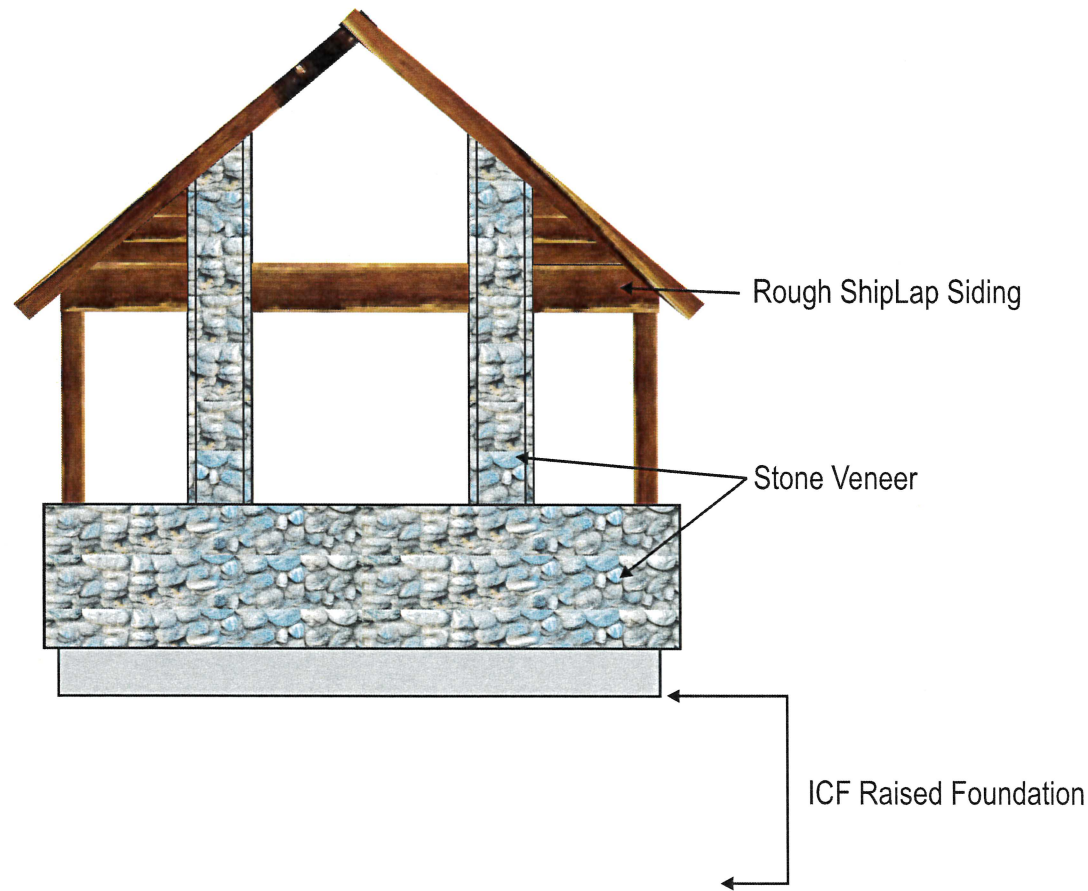
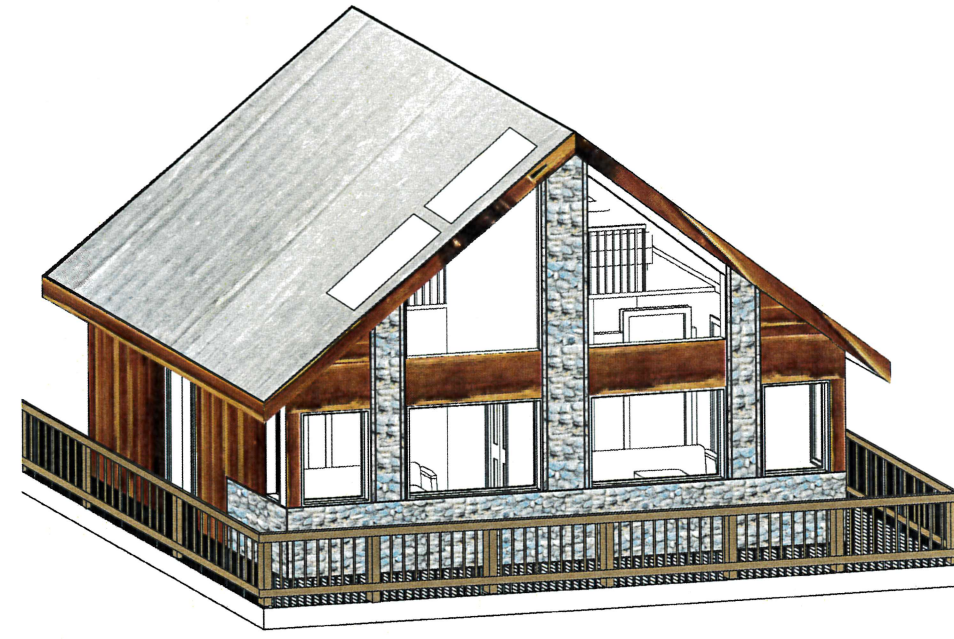
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5 FIRST FLOOR PLAN - CABIN "TYPE A"
SCALE: 1/4"=1'-0"



5 LOFT FLOOR PLAN - CABIN "TYPE A"
SCALE: 1/4"=1'-0"



REVISIONS	DATE	DESCRIPTION

GC Lic# 936427
BA/BE BPI # 5030336
email: jodyen@ueldevcorp.com
973 E. Bacillo St. Ste B Covina, CA 91724
Tel: (626) 296-9991 | Fax: (909) 992-3070

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SUBMITTAL DATES
OWNER APPROVAL:

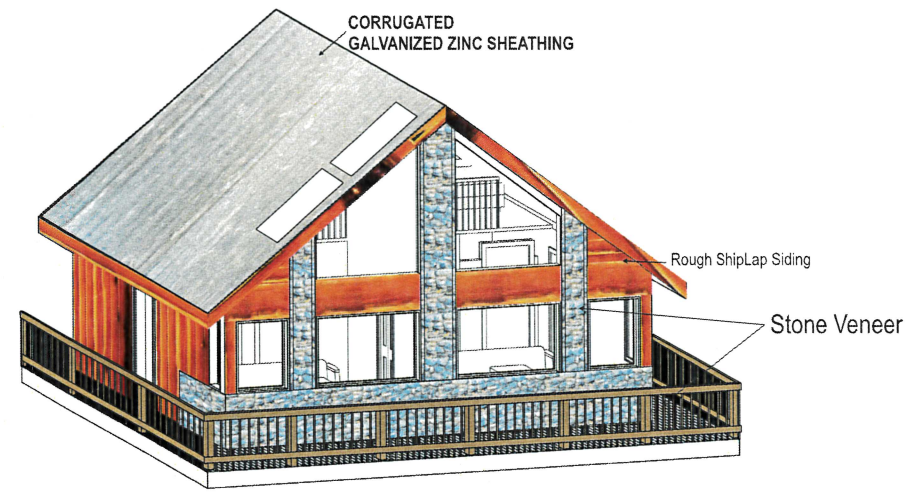
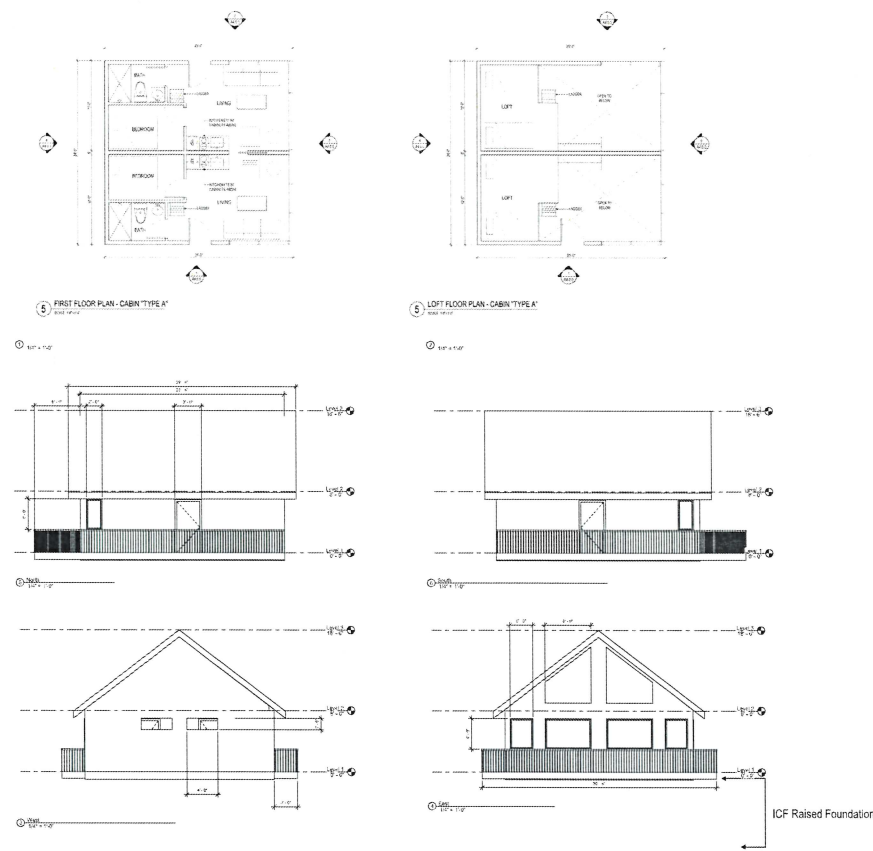
DATE:
SHEET TITLE:
PROPOSED
PLAN UNITS

SHEET NO:

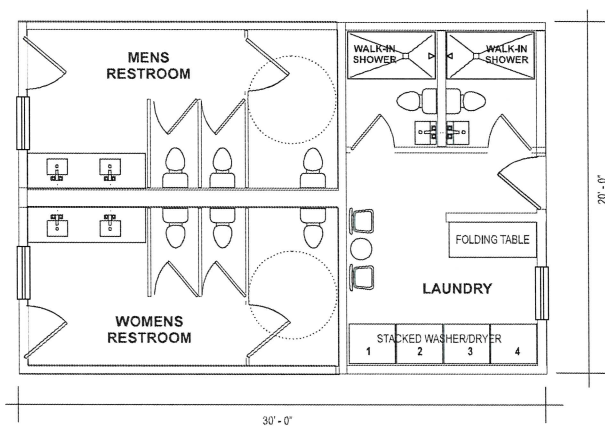
A-C

JOB NO:

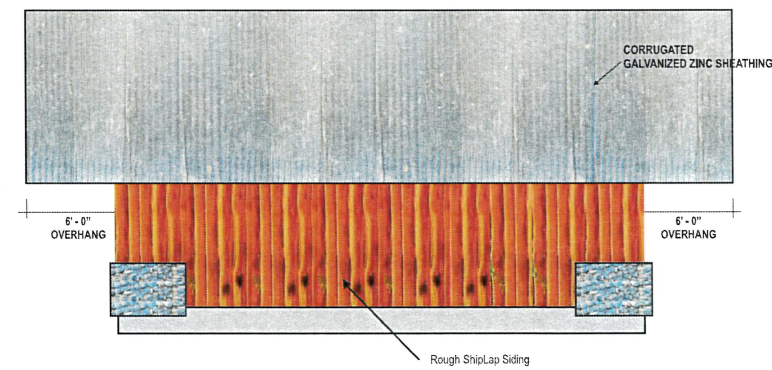
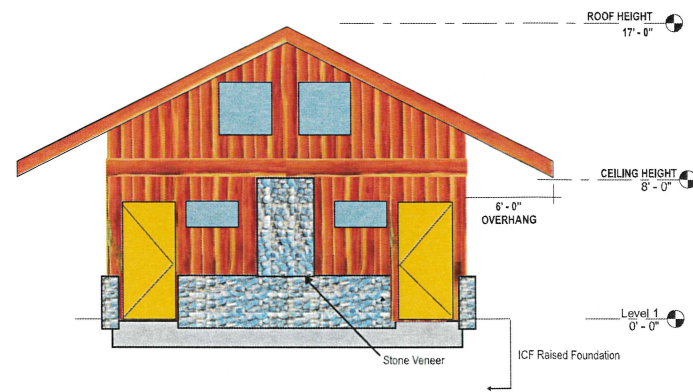
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CABIN "A" 625/1,250 SF
 SCALE 1/4" = 1'



REST ROOMS/BATH HOUSE/LAUNDRY 600 SF
 SCALE 1/4" = 1'



ADDRESS

PROJECT
 4852 PARKS HWY

MT. DENALI TRAILER PARK &
 CAMP SITE DEVELOPMENT.

4852 PARKS HWY
 WILLOW, AK 99563

DATE: 01.08.2021

REVISION/ISSUE DATE

NOTES

1. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF ZT ARCHITECTURE AND LAND DEVELOPMENT AND IS NOT TO BE USED OR DISCLOSED IN WHOLE OR IN PART, EXCEPT IN ACCORDANCE WITH A CONTRACT, LICENSE OR AGREEMENT IN WRITING WITH ZT ARCHITECTURE.
2. DO NOT SCALE. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. DO NOT DUPLICATE.

SCHEMATIC DESIGN

DESIGN BY:

SHEET TITLE
 CABIN TYPE "A"

TYPICAL BATH HOUSE

SCALE: AS NOTED

SHEET NO.

A5.0.1

DRAWN BY: RECEIVED
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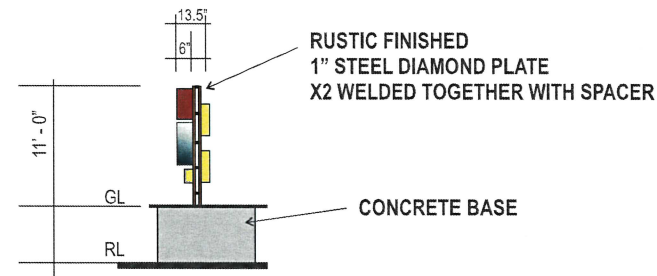


PROPOSED LOCATION OF FRONT SIGNAGE

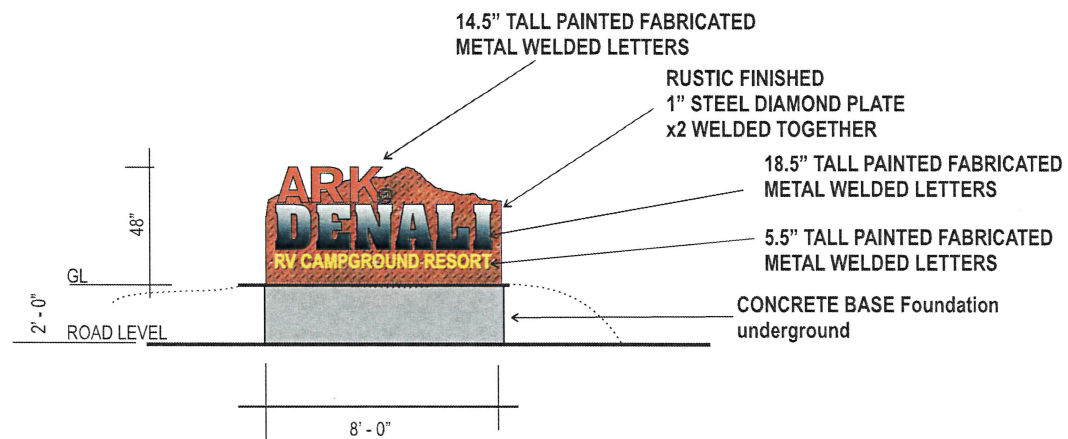
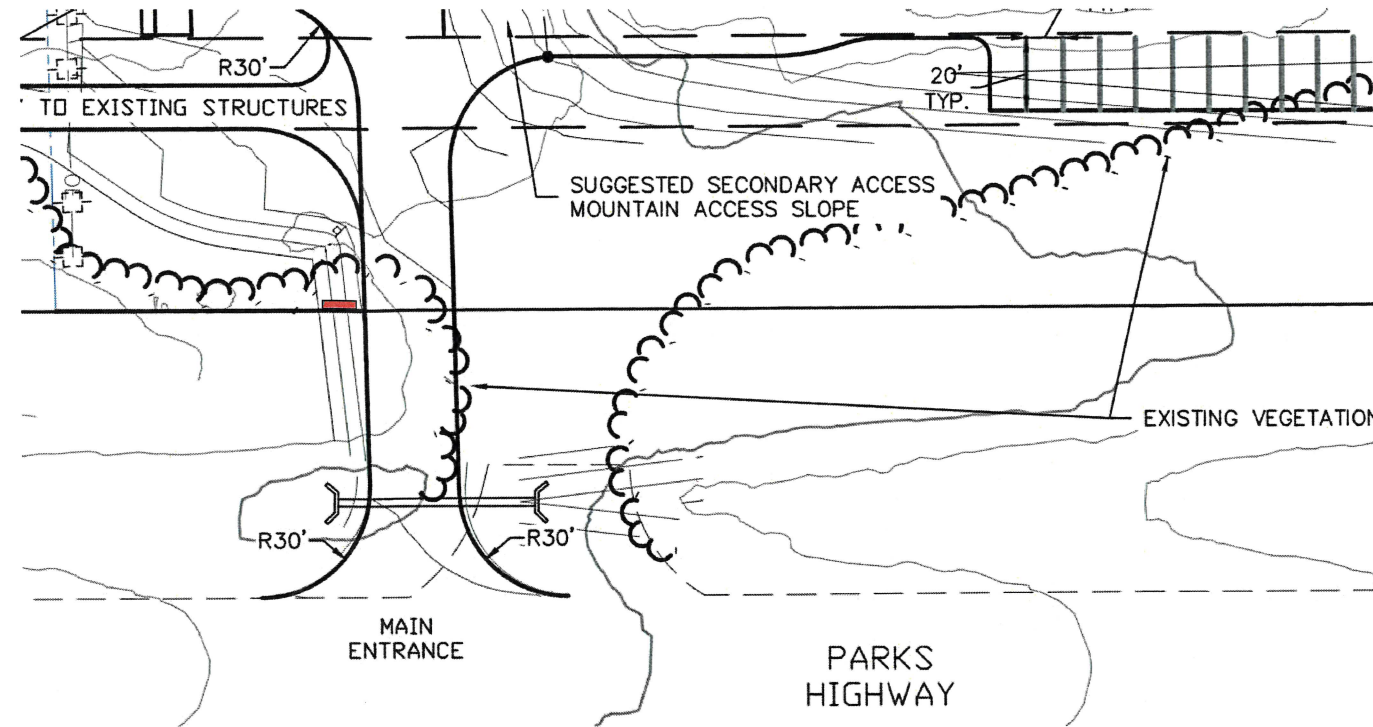
MONUMENT FRONT ENTRY SIGNAGE

MM 135.5 GEORGE PARKS HWY

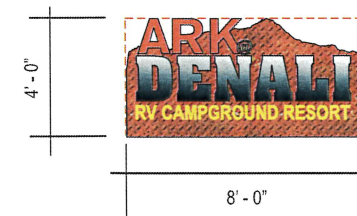
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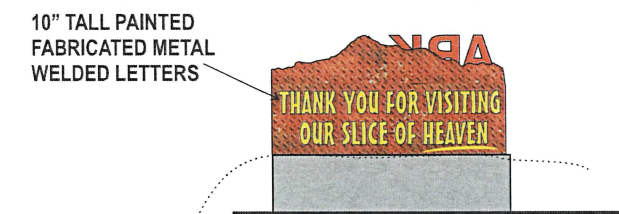
SIDE ELEVATION



FRONT ELEVATION



SIGNAGE = 32SF
 Compliance with Denali SPUD limit of 32SF
 MSB 17.17.030(B)(45)

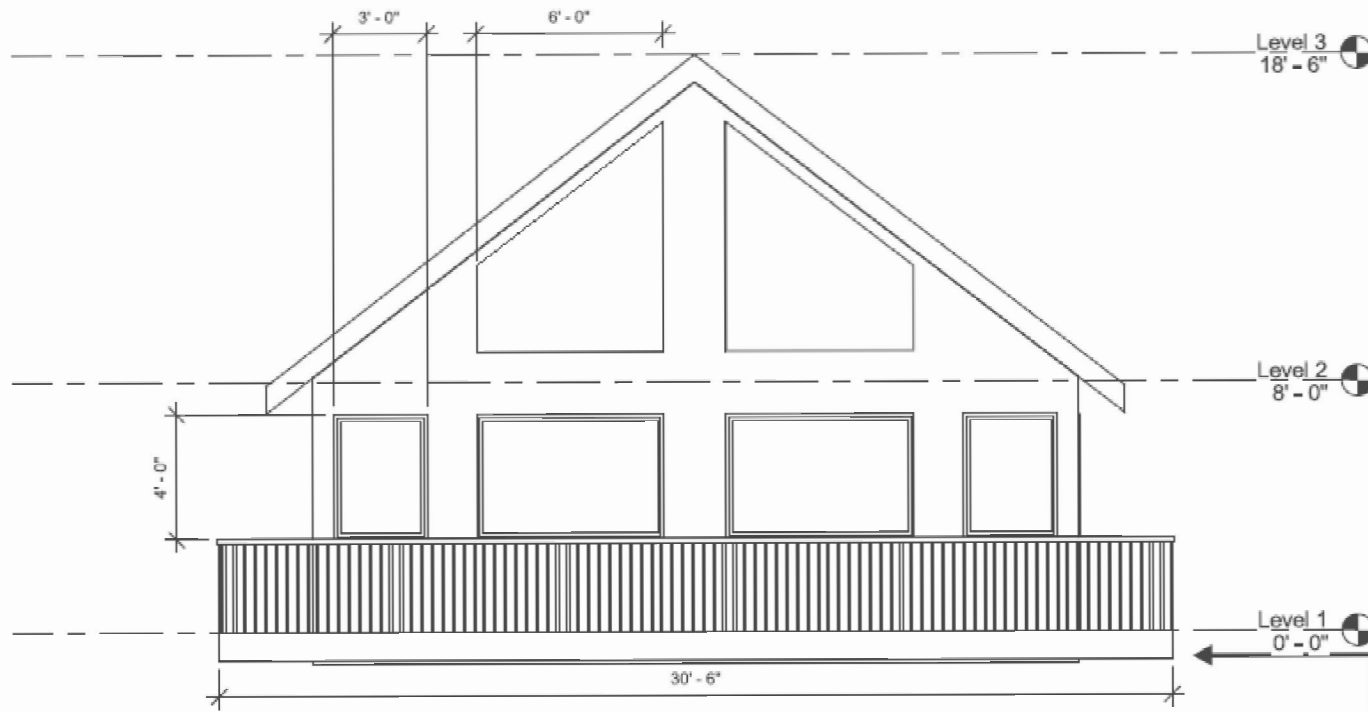


REAR/EXIT ELEVATION

MONUMENT FRONT ENTRY SIGNAGE



⑥ South
1/4" = 1'-0"



④ East
1/4" = 1'-0"

ICF Raised Foundation

LAND USE CLASSIFICATION

Resolution 24-34

A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of Land Located In The Core Area Known As Tax Account 18N01E31C013 As Reserved Use Land For The Purpose Of An Emergency Services Facility. (MSB008097) (Staff: Lisa Gray, Land Management Agent)

(Pages 39-40)

By: L. Gray

Public Hearing: December 2, 2024
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-34**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF LAND LOCATED IN THE CORE AREA KNOWN AS TAX ACCOUNT 18N01E31C013 AS RESERVED USE LAND FOR THE PURPOSE OF AN EMERGENCY SERVICES FACILITY. (MSB008097)

WHEREAS, a portion of tax parcel 18N01E31C013, is proposed for land classification for purpose of reserving land for a future emergency services facility site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, and classification, map, site investigation report, inter-department and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification for a portion of tax parcel 18N01E31C013, as "Reserved Use Lands (ESF)" for purpose of future emergency services facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2024.

CJ KOAN, Chair

ATTEST

LACIE OLIVIERI, Planning Clerk

(SEAL)

YES:

NO:

PUBLIC HEARING LEGISLATIVE

Resolution No. 24-32

A Resolution Of The Matanuska Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 – Multifamily Development Design Standards, To Change Notification Requirements And Process For Multifamily Developments. (Staff: Alex Strawn, Planning And Land Use Director)

(Pages 42- 62)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.73 TO CHANGE NOTIFICATION REQUIREMENTS AND PROCESS FOR MULTIFAMILY DEVELOPMENTS.

AGENDA OF: October 1, 2024

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Refer to Planning Commission for 90 days.

Route To	Signatures
Originator	<div style="text-align: center;"> <small>9 / 18 / 2024</small> X A l e x S t r a w n <hr/> <small>S i g n e d b y : A l e x</small> </div>
Department Director	<div style="text-align: center;"> <small>9 / 18 / 2024</small> X A l e x S t r a w n <hr/> <small>S i g n e d b y : A l e x</small> </div>
Finance Director	<div style="text-align: center;"> <small>9 / 18 / 2024</small> X C h e y e n n e H e i n d e l <hr/> <small>S i g n e d b y : C h e y e n n e H e i n d e l</small> </div>
Borough Attorney	<div style="text-align: center;"> <small>9 / 19 / 2024</small> X N i c h o l a s S p i r o p o u l o s <hr/> <small>S i g n e d b y : N i c h o l a s S p i r o p o u l o s</small> </div>
Borough Manager	<div style="text-align: center;"> <small>9 / 19 / 2024</small> X M i c h a e l B r o w n <hr/> <small>S i g n e d b y : M i k e B r o w n</small> </div>
Borough Clerk	<div style="text-align: center;"> <small>9 / 20 / 2024</small> X L o n n i e M c K e c h n i e <hr/> <small>S i g n e d b y : L o n n i e M c K e c h n i e</small> </div>

ATTACHMENT (S) : Ordinance Serial No. 24-___ (pp)
 MSB 17.73 (14 pp)
 Planning Commission Resolution 24-__ (pp)

SUMMARY STATEMENT:

This ordinance is at the request of Assemblymember Hale. The purpose of this legislation is to require the Planning Director to provide public notification for multifamily developments, and to hold a public hearing prior to making a decision on the application.

Requiring additional public process for multifamily developments is in accordance with goal LU-1 of the Borough-wide Comprehensive Plan (2005 Update):

Goal (LU-1): Protect and enhance the public safety,

health, and welfare of Borough residents.

Policy LUI-I: Provide for consistent, compatible, effective, and efficient development within the Borough.

RECOMMENDATION OF ADMINISTRATION: Refer this legislation to the Planning Commission for 90-day review.

CHAPTER 17.73: MULTIFAMILY DEVELOPMENT DESIGN STANDARDS

Section

Article I. Adoption

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17.73.160 *Bicycle storage/parking [Repealed]*

17.73.170 Lighting

17.73.180 Pedestrian circulation

17.73.190 Landscaping

17.73.200 Service area screening

17.73.210 *Fencing and walls [Repealed]*

17.73.220 *Useable open space [Repealed]*

17.73.230 *Mixed use opportunities [Repealed]*

17.73.240 *Affordable housing [Repealed]*

Article V. Definitions

17.73.250 Definitions

ARTICLE I. ADOPTION

17.73.010 TITLE.

(A) This chapter shall be known and cited as the “multifamily development design standards ordinance of the Matanuska-Susitna Borough.”

(Ord. 12-169, § 2 (part), 2013; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.020 INTENT AND PURPOSE.

(A) The overall goals of this chapter are to provide safe, affordable multifamily developments that promote a healthy lifestyle in the Matanuska-Susitna Borough (also referred to as “borough”). Also, this chapter encourages compatible multifamily development with surrounding land uses, and provides development incentives to encourage innovative multifamily development and affordable housing. Issues related to multifamily development, such as water quality, traffic impacts, design standards, and other associated concerns, are addressed by this chapter. This chapter establishes appropriate density levels for multifamily development throughout the borough.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), § 2, 2008; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.030 APPLICATION OF PROVISIONS.

(A) This chapter applies to all multifamily developments, including substandard dwellings, which meet or exceed the density threshold of this chapter, regardless of the form of ownership. This chapter applies to:

- (1) all new multifamily developments started after the effective date of the ordinance codified in this chapter.
- (2) all structural additions totaling 300 square feet and greater to an existing multifamily development.

(B) The provisions of this chapter are not applicable and may not be used for multifamily developments or buildings within the cities of Houston, Palmer, or Wasilla.

(C) The provisions of this chapter are the responsibility of the developer.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), §§ 3, 4, 2008; Ord. 07-058, § 1, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.040 DENSITY.

(A) Density thresholds are used by this chapter to determine if the chapter applies. The density thresholds are determined using the following subsections:

- (1) Residential development constructed at a density greater than two dwelling units per 40,000 square feet of lot area; or
- (2) Any development exceeding six dwelling units, regardless of lot size.
- (3) This chapter shall apply to substandard dwellings offered for compensation in the form of money, services, or barter that are constructed at a density:
 - (a) equal to or greater than one dwelling per 40,000 square feet of lot area, calculated at 0.000025 multiplied by the lot area; and
 - (b) exceeding two dwellings regardless of lot size.
- (4) This density threshold does not apply to short-term transient accommodations, as defined by this chapter and subject to regulations by MSB 3.32.010, 3.32.020, and 3.32.030 and subsequent amendments. Short-term transient accommodations shall be exempt from the standards of this chapter.

(B) Density ceiling is the maximum number of dwelling units that can be built per 40,000 square feet. A density ceiling applies when allowed through the application of this chapter and unless otherwise established within a SPUD or another codified standard.

- (1) Two density ceilings are provided.

- (a) Core Area (As Delineated in the MSB Core Area Comprehensive Plan).
 - (i) The maximum number of dwelling units allowed within the core area is 18 units per 40,000 square feet.
 - (b) Non-Core Area.
 - (i) The maximum number of dwelling units allowed outside of the core area is 12 units per 40,000 square feet.
- (2) Regardless of location, substandard dwellings that are being offered for compensation in the form of money, services, or barter are subject to the following density ceilings:
- (a) one substandard dwelling per 40,000 square feet; or
 - (b) two substandard dwellings, regardless of lot size.

(Ord. 18-013, § 2, 2018; Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), §§ 5, 6, 2008; Ord. 07-058, § 2, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

ARTICLE II. APPLICATION REQUIREMENTS

17.73.050 APPROVAL REQUIRED.

- (A) Multifamily development permit application approval is required prior to commencement of a multifamily development that meets or exceeds the density threshold of this chapter.
- (B) A complete application includes the following:
 - (1) nonrefundable multifamily development permit fee;
 - (2) three copies of the following documents:
 - (a) permit application;
 - (b) certified site plan (see definition);
 - (i) The landscape and drainage plans may be included as part of the certified site plan;
 - (c) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (d) drainage plan;

(3) *[Repealed by Ord. 12-169, § 2, 2013]*

(4) additional information as determined by the director.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), § 7, 2008; Ord. 07-058, § 3, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.060 ADMINISTRATIVE REVIEW.

(A) Each application for multifamily development will be approved administratively, unless a variance or other modification to the standards of this chapter is requested.

(B) The planning and land use director or designated staff shall determine whether an application for a multifamily permit is complete. An incomplete application shall be returned to the applicant with a written explanation of application deficiencies within seven working days of the date the application is received in the planning and land use department.

(C) Decisions will be rendered within ten working days from the date the application is determined complete.

(D) The director may revoke any approved application if the development does not conform to the approved application.

(E) If the proposed multifamily development contains or will contain any substandard dwellings offered for commercial compensation in the form of money, services, or barter, and if the minimum criteria for a multifamily development permit are met, the director will notify surrounding property owners in accordance with MSB 17.03, Public Notification. Within 30 days of acceptance of the completed application, the director shall issue a decision on the application with conditions to address concerns raised by surrounding property owners within the notification area, if deemed appropriate by the director.

(Ord. 12-169, § 2 (part), 2013; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.070 PLANNING COMMISSION REVIEW.

(A) In the event the applicant wishes to vary from any of the standards of this chapter, the planning commission may grant variances from the standards contained in this chapter. The planning commission will base its decision on the variance review criteria described in MSB 17.65.

(B) The planning commission may consider comments from the department of emergency services when granting a variance.

(C) The planning commission may require conditions of approval when granting a variance to support the overall objectives of the multifamily standards.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), §§ 8, 9, 2008; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.080 APPEALS PROCESS.

(A) The appeal of a decision shall be conducted in accordance with the process outlined in MSB 15.39.

(Ord. 12-169, § 2 (part), 2013; Ord. 07-058, § 4, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.090 CONFLICTING PROVISIONS.

(A) If any provisions of this chapter are inconsistent with one another or if they conflict with provisions found in other adopted borough, state, federal, or local codes, ordinances, or regulations, the more restrictive provision will apply.

(Ord. 12-169, § 2 (part), 2013; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.095 DOMESTIC WASTEWATER SYSTEM PLAN.

(A) *[Repealed by Ord. 21-013, § 2, 2021]*

(B) Certification by a professional engineer, who is authorized to engage in that profession by the state of Alaska, must be submitted to the planning and land use department within 90 days of installation of the domestic wastewater system, certifying that the domestic wastewater system was installed in full compliance with all applicable Alaska State Department of Environmental Conservation regulations.

(Ord. 21-013, § 2, 2021; Ord. 18-013, § 3, 2018)

17.73.100 NONSTRUCTURAL FIRE AND LIFE SAFETY PLAN REVIEW.

(A) All multifamily dwellings:

- (1) shall comply with current Alaska State Fire Code;
- (2) may be subject to a nonstructural fire and life safety plan review before construction may begin;
- (3) *[Repealed by Ord. 07-058, § 5, 2007]*

(B) *[Repealed by Ord. 07-058, § 5, 2007]*

(C) *[Repealed by Ord. 07-058, § 5, 2007]*

(D) *[Repealed by Ord. 07-058, § 5, 2007]*

(E) *[Repealed by Ord. 07-058, § 5, 2007]*

(F) The following design standards shall be required:

- (1) Separation distances between habitable buildings shall be no less than 20 feet, unless approved by the State Fire Marshal or the local fire marshal where a state deferment exists;
- (2) *[Repealed by Ord. 12-169, § 2, 2013]*
- (3) Hard-wired smoke and carbon monoxide detectors shall be installed in all multifamily dwellings.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), § 10, 2008; Ord. 07-058, § 5, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.110 VIOLATION AND ENFORCEMENT.

- (A) Except as otherwise specified in this chapter, violations of this chapter are infractions.
- (B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

(Ord. 12-169, § 2 (part), 2013; Ord. 06-188(SUB), § 2 (part), 2007)

ARTICLE III. INCENTIVES

17.73.120 EARNING INCENTIVE POINTS. [Repealed by Ord. 12-169, § 2, 2013]

ARTICLE IV. STANDARDS

17.73.130 GENERAL DESIGN STANDARDS.

- (A) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (1) No more than 60 percent of the lot area shall be occupied by impervious surface areas;
 - (2) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (3) *[Repealed by Ord. 07-058, § 7, 2007]*
 - (4) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (5) Comply with Americans with Disabilities Act of 1990 (ADA) Requirements. In addition to ADA, all buildings exceeding four units must comply with all of the Fair Housing Act of 1968 requirements;
 - (6) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (7) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (8) Perimeter setbacks are the minimum required yards measured from the perimeter property lines or

public access easement(s), whichever is the more restrictive. The following perimeter setbacks apply:

- (a) front: 25 feet;
 - (b) rear: 20 feet; and
 - (c) side: ten feet;
- (9) *[Repealed by Ord. 12-169, § 2, 2013]*
- (10) Minimum interior setbacks are measured between habitable buildings, detached garages, and other detached accessory buildings.
- (a) *[Repealed by Ord. 12-169, § 2, 2013]*
 - (b) detached garages: ten feet; and
 - (c) other detached nonhabitable accessory buildings: ten feet;
- (11) *[Repealed by Ord. 12-169, § 2, 2013]*
- (12) Roof overhangs may project from the outside wall no more than two feet into the setback, and are not considered as part of the setback.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), §§ 12, 13, 2008; IM 07-289, page 2 (part), presented 11-13-07; Ord. 07-058, § 7, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.140 HEIGHT. [Repealed by Ord. 12-169, § 2, 2013]

17.73.150 ACCESS ROADS; DESIGN/PARKING.

- (A) All primary vehicle access to a multifamily development, at a minimum, shall be from a residential road as described by the borough’s Subdivision Construction Manual;
- (B) The following standards shall apply:
- (1) Vehicle Access and Circulation.
 - (a) Any multifamily developments exceeding the thresholds of MSB 17.61.050 will submit a traffic impact analysis (TIA) as directed;
 - (b) The director has the authority to restrict or require additional access to the development when the need to do so is dictated by one or more of the following conditions:

- (i) the development causes or increases hazardous traffic conditions; or
- (ii) there is inadequate access provided for emergency vehicles; or
- (iii) the development causes hazardous conditions to exist which would constitute a clear and present danger to the public health, safety, and general welfare;

(c) To provide for increased traffic movement on congested streets and to eliminate road capacity conflicts, the director may consult with the planning transportation division or the public works department for findings that may restrict the location of driveways or approach roads on streets and require the location of driveways and approach roads to be placed on adjacent streets, or in a new location;

(2) *[Repealed by Ord. 08-018(SUB), § 16, 2008]*

(3) Multifamily residential developments shall not have primary access to an arterial street(s), unless approved by the appropriate governing entity; and

(4) The internal drive system will connect to the perimeter public street system to provide for inter-connectivity with public amenities, adjoining neighborhoods, and adjacent developments; and

(5) For emergency service purposes, all internal drive systems shall conform to MSB 11.20 and be named.

(C) Street Design.

(1) Street design shall minimize automobile and pedestrian conflicts and strive to create low-profile, safe, modest parking areas. All public street design standards shall comply with the borough's Subdivision Construction Manual. The following standards shall apply:

(a) The development's street design shall create a hierarchy of streets and drives for the development. To the extent possible, the design of all through-access drives shall be consistent with, and aligned with, residential drives or through-access drives in adjacent existing or planned development sites.

(D) Private Access Drives.

(1) Minimum private access drive width must be no less than 20 feet in width.

(a) For road design and access standards, see the borough's Subdivision Construction Manual.

(b) Parking along private access drives is prohibited unless designed to accommodate the standards

of this chapter.

(E) Parking Standards. Minimum parking spaces required per dwelling unit:

- (1) efficiency unit: 1.0 per dwelling unit;
- (2) one- to two-bedroom units: 1.5 per dwelling unit; and
- (3) three- or more bedroom units: 2.0 per dwelling unit.

(F) Vehicle Parking Space Design Requirements.

(1) Standard:

- (a) length: 20 feet;
- (b) width: ten feet; and
- (c) vertical clearance: seven feet;

(2) Barrier-free (ADA):

- (a) one barrier-free parking stall shall be provided for every 25 required parking stalls.
 - (i) width: eight feet plus a five-foot adjacent access aisle;
 - (ii) length: 20 feet; and
 - (iii) vertical clearance: eight feet.

(Ord. 12-169, § 2 (part), 2013; Ord. 08-018(SUB), § 16, 2008; Ord. 07-058, § 8, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.160 BICYCLE STORAGE/PARKING. [Repealed by Ord. 12-169, § 2, 2013]

17.73.170 LIGHTING.

(A) Lighting standards provide visual safety in high traffic areas within the development while preventing excessive lighting and glare on adjacent properties.

(B) Exterior lighting shall comply with the following standards:

- (1) Pedestrian pathways must have adequate lighting with increased illumination around building entrances and transit stops.

- (2) All parking areas exceeding 18 on-site parking stalls must have adequate lighting.
- (3) Lights in parking lots must be non-glare and must be mounted no more than 20 feet above the ground.
- (4) *[Repealed by Ord. 12-169, § 2, 2013]*
- (5) Glare and illumination associated with exterior lighting shall be contained on the subject property and not impact adjacent properties.

(Ord. 12-169, § 2 (part), 2013; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.180 PEDESTRIAN CIRCULATION.

(A) *[Repealed by Ord. 12-169, § 2, 2013]*

(B) On-site pedestrian paths shall comply with the following standards:

- (1) *[Repealed by Ord. 12-169, § 2, 2013]*
- (2) *[Repealed by Ord. 12-169, § 2, 2013]*
- (3) within all multifamily developments, each residential building will be connected by a path to the vehicular parking area;
- (4) crossings shall be designed and located for pedestrian safety wherever required pedestrian paths intersect with vehicle access driveways or parking lots;
- (5) required paths shall be paved with hard surface materials as defined in the most recent version of the ADA Standards for Accessible Design; and
- (6) path widths shall be no less than five feet.

(Ord. 12-169, § 2 (part), 2013; Ord. 07-058, § 9, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.190 LANDSCAPING.

(A) *[Repealed by Ord. 12-169, § 2, 2013]*

(B) Landscaping. The existing natural landscape, especially healthy plants, shrubs, and trees indigenous to the area, should be preserved to an extent that is reasonable and feasible. Further, if it is not prudent to retain existing vegetation or no existing vegetation exists, the site shall be designed to accommodate landscaping. The following landscaping standards apply:

- (1) Landscape Plan.

- (a) The applicant's proposed landscape plan will indicate the project's compliance with these standards.
- (2) Plant Materials.
 - (a) Retain, at a minimum, 10 percent of the existing ground cover, natural plant species, and healthy tree canopy of the lot, including the understory and foliage; or
 - (b) Install landscaping for 10 percent of the area within a 100-foot radius of each structure on the property. Installed landscaping shall be:
 - (i) a species known to reach a minimum height of at least three feet and tolerant of the climate zone; and
 - (ii) established within two years of the project's application.
- (3) Perimeter Landscaping.
 - (a) The perimeter(s) of the subject development adjacent to developed or developable properties, other than a street edge, require a perimeter landscape buffer.
 - (i) Vegetation used for the perimeter buffers shall be, at a minimum, three feet in height at the time of installation.
 - (ii) Vegetation used for the perimeter buffers shall be species known to reach a minimum height of six feet and tolerant of the local climate zone.
 - (b) Perimeter buffers shall be landscaped with a combination of evergreen trees or shrubs at a ratio of one per 40 linear feet of edge, measured on center. Fractional requirements will be rounded up.
 - (c) All perimeter landscaping located on corner lots shall be located and maintained so as not to obstruct vehicular/driver visibility in accordance with the American Association of State Highway and Transportation Officials (AASHTO) standards.
 - (d) Exception. If the application has multiple lots that will be part of one large multifamily development, perimeter landscaping is only required around the perimeter of the overall development area.
- (4) Perimeter Fences and Walls.
 - (a) A perimeter fence or wall is not required but may be installed. If a perimeter fence or wall is

installed, in addition to the perimeter landscaping, then the following standards apply:

- (i) walls and fences shall be constructed of high-quality materials, such as treated wood, decorative blocks, brick, stone, wrought iron, chain link, and other natural and appropriate building materials.

(Ord. 12-169, § 2 (part), 2013; Ord. 07-058, § 10, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.200 SERVICE AREA SCREENING.

(A) Service areas often create noise and visual impacts on adjacent uses and neighborhoods. The following standards visually screen on-site service areas, including trash collection areas, from public rights-of-way and adjacent properties;

(B) Trash containers and collection areas must be oriented away from public streets or adjacent property lines;

(C) Trash collection areas will be located a minimum of 20 feet from any adjacent property line;

(D) Trash containers must be secured from the effects of wind; and

(E) Trash containers and collection areas will be screened using any of the following methods:

- (1) fence or wall at least five feet in height;
- (2) one three-foot-wide row of vegetation screening, using vegetation at least five feet in height; or
- (3) any combination of the above.

(Ord. 12-169, § 2 (part), 2013; Ord. 07-058, § 11, 2007; Ord. 06-188(SUB), § 2 (part), 2007)

17.73.210 FENCING AND WALLS. [Repealed by Ord. 12-169, § 2, 2013]

17.73.220 USEABLE OPEN SPACE. [Repealed by Ord. 12-169, § 2, 2013]

17.73.230 MIXED USE OPPORTUNITIES. [Repealed by Ord. 12-169, § 2, 2013]

17.73.240 AFFORDABLE HOUSING. [Repealed by Ord. 18-013, § 4, 2018]

ARTICLE V. DEFINITIONS

17.73.250 DEFINITIONS.

(A) For purposes of this chapter, the following definitions shall apply. All other definitions are listed in MSB 17.125, Definitions.

- “Developer” means the legal or beneficial owner or owners of a lot or of any land included in a proposed multifamily development.

- “Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation or a portion of the land area of a planned development, residential development or site condominium project designed and intended for residential construction.
- “Grade plane” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet (1,829 mm) from the building, between the building and a point six feet (1,829 mm) from the building.
- “Height, building” means the vertical distance from grade plane to the average height of the highest roof surface.
- “Substandard dwelling” means a structure used for human habitation, including a structure mounted on skids or wheels, which lacks one or more of the following:
 - (a) footings, pilings, or permanent foundations; or
 - (b) water plumbed to run within the dwelling; or
 - (c) meets the standards of the Alaska State Department of Environmental Conservation waste water and septic systems.

(Ord. 18-013, § 5, 2018; Ord. 12-169, § 3, 2013; Ord. 08-018(SUB), § 17, 2008)

CODE ORDINANCE

Sponsored by: Hale
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 24-101**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.73 TO CHANGE NOTIFICATION REQUIREMENTS AND PROCESS FOR MULTIFAMILY DEVELOPMENTS.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Amendment of section. MSB 17.73.060 is hereby amended as follows:

17.73.060 ADMINISTRATIVE REVIEW

(A) Each application for multifamily development will be approved administratively, unless a variance or other modification to the standards of this chapter is requested.

(B) The planning and land use director or designated staff shall determine whether an application for a multifamily permit is complete. An incomplete application shall be returned to the applicant with a written explanation of application deficiencies within seven working days of the date the application is received in the planning and land use department.

[(C) DECISIONS WILL BE RENDERED WITHIN TEN WORKING

DAYS FROM THE DATE THE APPLICATION IS DETERMINED COMPLETE.

(D) THE DIRECTOR MAY REVOKE ANY APPROVED APPLICATION IF THE DEVELOPMENT DOES NOT CONFORM TO THE APPROVED APPLICATION.

(E) IF THE PROPOSED MULTIFAMILY DEVELOPMENT CONTAINS OR WILL CONTAIN ANY SUBSTANDARD DWELLINGS OFFERED FOR COMMERCIAL COMPENSATION IN THE FORM OF MONEY, SERVICES, OR BARTER, AND IF THE MINIMUM CRITERIA FOR A MULTIFAMILY DEVELOPMENT PERMIT ARE MET, THE DIRECTOR WILL NOTIFY SURROUNDING PROPERTY OWNERS IN ACCORDANCE WITH MSB 17.03, PUBLIC NOTIFICATION. WITHIN 30 DAYS OF ACCEPTANCE OF THE COMPLETED APPLICATION, THE DIRECTOR SHALL ISSUE A DECISION ON THE APPLICATION WITH CONDITIONS TO ADDRESS CONCERNS RAISED BY SURROUNDING PROPERTY OWNERS WITHIN THE NOTIFICATION AREA, IF DEEMED APPROPRIATE BY THE DIRECTOR.]

(F) Once a complete application has been received, the director shall notify surrounding property owners of a public hearing in accordance with the notice requirements under MSB 17.03 for conditional use permits. The director shall issue a decision on the application and may impose reasonable conditions on the permit addressing concerns raised by neighboring

**property owners, to protect the public health, safety
and general welfare.**

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2024.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

By: A. Strawn
Introduced: November 18, 2024
Public Hearing: December 2, 2024
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-32**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.73 TO CHANGE NOTIFICATION REQUIREMENTS AND PROCESS FOR MULTIFAMILY DEVELOPMENTS.

WHEREAS, the purpose of this legislation is to require the Planning Director to provide public notification for multi-family developments, and to hold a public hearing prior to making a decision on the application; and

WHEREAS, multi-family developments significantly influence the local housing market, providing essential housing options for low-income populations; and

WHEREAS, public participation in the planning process ensures that multi-family developments reflect community values, needs, and preferences, fostering a sense of ownership and acceptance among residents; and

WHEREAS, a robust public process allows for the identification and mitigation of potential negative impacts on infrastructure, such as traffic congestion, public transportation, schools, and emergency services; and

WHEREAS, input from the public can lead to improved design of multi-family developments and better decision-making by the Planning Department.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 24-101.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this -- day of --, 2024.

C J KOAN, CHAIR

ATTEST

Lacie Olivieri
Planning Clerk

(SEAL)

YES:

NO:

COMMISSION BUSINESS
(Pages 64-65)

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION

Regular Meeting Schedule for 2025

Approved:

Planning Commission Regular Meetings

Agenda Items Due Cut-Off Date 5 P.M.	Packet Items Due Cut-Off Date 5 P.M.	Planning Commission Meeting Date
Monday, December 23, 2024	Thursday, December 26, 2024	Monday, January 6, 2025
Friday, January 3, 2025	Wednesday, January 8, 2024	Monday, January 20, 2025
Friday, January 17, 2025	Wednesday, January 22, 2025	Monday, February 3, 2025
Friday, February 14, 2025	Wednesday, February 19, 2025	Monday, March 3, 2025
Friday, February 28, 2025	Wednesday, March 5, 2025	Monday, March 17, 2025
Friday, March 21, 2025	Wednesday, March 26, 2025	Monday, April 7, 2025
Friday, April 4, 2025	Wednesday, April 9, 2025	Monday, April 21, 2025
Friday, April 18, 2025	Wednesday, April 23, 2025	Monday, May 5, 2025
Friday, May 2, 2025	Wednesday, May 7, 2025	Monday, May 19, 2025
Friday, May 16, 2025	Wednesday, May 21, 2025	Monday, June 2, 2025
Friday, May 30, 2025	Wednesday, June 4, 2025	Monday, June 16, 2025
Thursday, July 3, 2025	Wednesday, July 9, 2025	Monday, July 21, 2025
Friday, July 18, 2025	Wednesday, July 23, 2025	Monday, August 4, 2025
Friday, August 1, 2025	Wednesday, August 6, 2025	Monday, August 18, 2025
Friday, August 29, 2025	Wednesday, September 3, 2025	Monday, September 15, 2025
Friday, September 19, 2025	Wednesday, September 24, 2025	Monday, October 6, 2025
Friday, October 3, 2025	Wednesday, October 8, 2025	Monday, October 20, 2025
Friday, October 17, 2025	Wednesday, October 22, 2025	Monday, November 3, 2025
Friday, October 31, 2025	Wednesday, November 5, 2025	Monday, November 17, 2025
Friday, November 14, 2025	Wednesday, November 19, 2025	Monday, December 1, 2025
Friday, November 28, 2025	Wednesday, December 3, 2025	Monday, December 15, 2025
Friday, December 19, 2025	Tuesday, December 23, 2025	Monday, January 5, 2026
Friday, January 2, 2026	Wednesday, January 7, 2026	Monday, January 19, 2026

There will be no meetings on February 17, July 7, and September 1 due to holidays

Joint Assembly/Planning Commission Meetings


Assembly/Planning Commission Meeting Date	Finance Cut-Off Date 5 P.M.	Agenda Cut-Off Date 5 P.M.



MATANUSKA-SUSITNA BOROUGH

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MEMORANDUM

DATE: November 25, 2024
TO: Planning Commission
FROM: Alex Strawn, Planning and Land Use Director 
SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Peggy Horton)
- The Aardvark – Alcoholic Beverage Dispensary; 1454000L001 (Staff: Peggy Horton)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Peggy Horton)
- New Horizons Telecom – Tall Structure; 17N03E30A012 (Staff: Rick Benedict)
- Big Dipper – Earth Materials Extraction; 1341000T001 & 1341000T002 (Staff: Rick Benedict)
- Susitna Sungrown LLC – Standard Marijuana Cultivation Facility; 24N04W30A014 (Staff: Rick Benedict)
- Fort Green Alaska – Marijuana Retail Facility; 1818000L001 (Staff: Peggy Horton)

Legislative

- Historic Preservation Plan (HPP) (Staff: Leda Borys)
- MSB Borough-Wide Comprehensive Plan (Staff: Alex Strawn)
- Corridor Studies (Staff: Julie Spackman)
- Transit Development Plan (Staff: Jason Ortiz)
- Amending MSB 17.59 Standardize Definitions for Lake Management Regulations (Staff: Alex Strawn)
- Fuller Lake Management Plan (Staff: Jason Ortiz)