

Lazy Mountain Comprehensive Plan



2008

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CODE ORDINANCE

By: Borough Manager
Introduced: 02/19/08
Public Hearing: 03/04/08
Adopted: 03/04/08

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 08-030**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
MSB 15.24.030(B) TO INCLUDE THE LAZY MOUNTAIN COMPREHENSIVE PLAN.

WHEREAS, the Lazy Mountain Community Council recommended approval of the Lazy Mountain Comprehensive Plan; and

WHEREAS, the Planning Commission at their December 17, 2007, regular meeting passed Resolution Serial No. 07-058, recommending adoption of the Lazy Mountain Comprehensive Plan.

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 subsection. MSB 15.24.030(B) is hereby amended to read as follows:

(22) Lazy Mountain Comprehensive Plan, adopted

March 4, 2008.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 4 day
of March, 2008.


CURTIS D. MENARD, Borough Mayor

ATTEST:


JOELL CHURCH, Acting Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Woods, Houston, Church, Kvalheim, Bettine,
Wells, and Kluberton

TABLE OF CONTENTS

Executive Summary	8
Vision Statement and Community Goals.....	9
Purpose and Goals.....	9
Community Background and History	11
Land Use	21
Transportation	22
Public Facilities	26
Green Infrastructure	26
Environmental Quality – Air, Water Scenic Viewshed, Night Sky, and Land	26
Open Space Corridors and Recreation	27
Public Lands	28
Public Rights-of-Way.....	30
Public Safety and Health	30
Community Governance and Education	30
Implementation.....	31
Comprehensive Plan Revision Process.....	32
Comprehensive Plan Recommendations/Special Land Use District Process	33

Figures

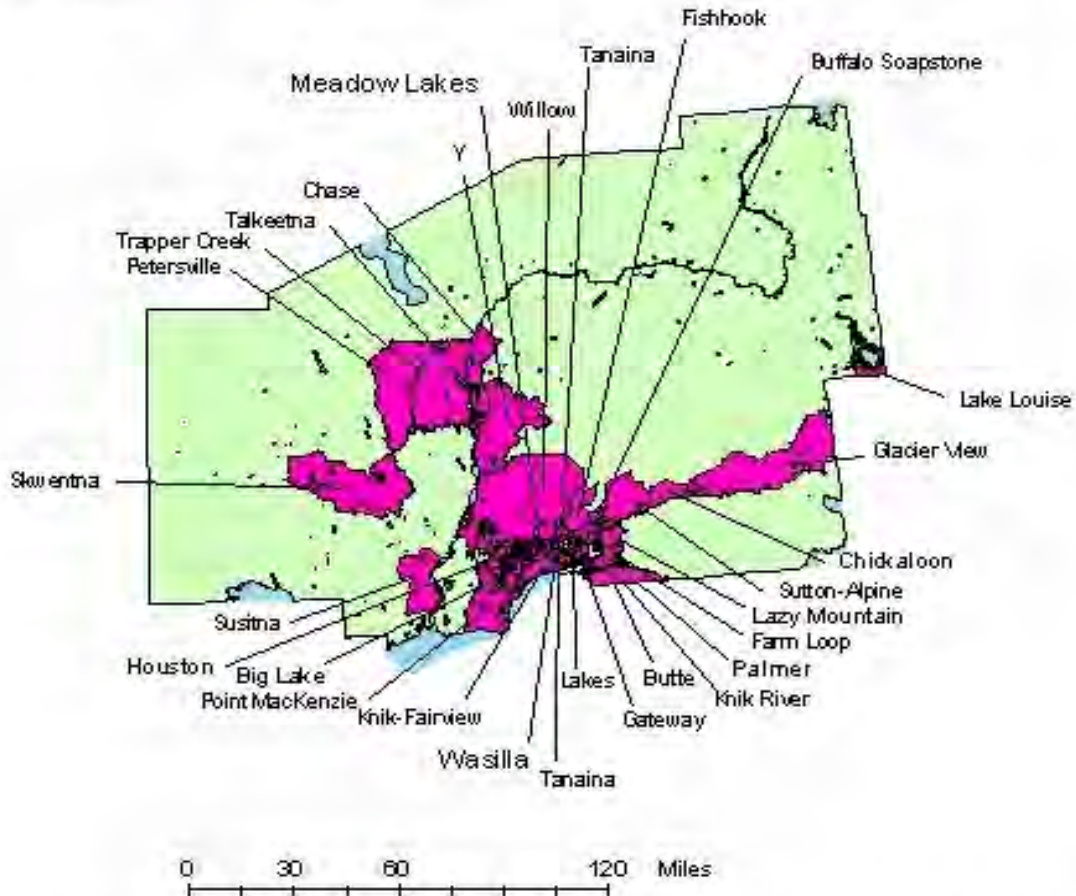
•Figure 1: Lazy Mountain Community Council Area.....	10
•Figure 2: Existing Land Use & Ownership.....	14
•Figure 3: Soils Map.....	16
•Figure 4: Road Service Area.....	19
•Figure 5: Proposed Transportation Needs.....	25
•Figure 6: Existing and Proposed Trails and Open Space/Recreation; Trailhead.....	29

Appendices

•Appendix A: Community Background.....	34
•Appendix B: Public Involvement.....	37
•Appendix C: Community Survey, summer 2005.....	38
•Appendix D: Rural Community and Site Specific Design Standards.....	41
•Appendix E: MSB Voluntary Best Management Practices for Development..... around water bodies	45
•Appendix F: Wetlands.....	46



Matanuska-Susitna Borough



Source: Alaska Department of Labor And Workforce Development, Research and Analysis and US Census Bureau, 2000 Tigerline files.

Executive Summary

The Lazy Mountain Community Council approved and requested the development of a comprehensive plan with technical assistance from the borough in October 2004. A total of 16 planning team member applications were received in January 2005. Monthly planning team meetings were held beginning March 2005 and a community survey was provided to all property owners on Lazy Mountain and interested individuals in July 2005. Along with monthly planning team meetings, the team held open houses to discuss the survey results, identify community goals and priorities, and examine open space/recreation concerns.

The Lazy Mountain Community Council area is located at the base of 3,720-foot Lazy Mountain, 3 miles east of Palmer in the Mat-Su Borough (See Figure 1). It lies east of the Matanuska River, off the Old Glenn Highway and has a bearing of approximately 61.647790° North Latitude and 148.96363° West Longitude. (Sec. 7, T018N, R003E, Seward Meridian.) Lazy Mountain is located in the Palmer Recording District. The area encompasses 35.5 sq. miles of land.

The Lazy Mountain Community Comprehensive Plan provides a flexible framework to address existing and future community needs and goals, such as open space and recreation, transportation, public facilities, and land use. This Comprehensive Plan gives the community a voice in the decisions made by state, federal, and borough entities. It expresses the decisions that may affect Lazy Mountain. Due to the rapid population growth in the Matanuska-Susitna Borough, many communities hope to guide development in order to create safe and livable communities. Lazy Mountain has steadily grown at nearly 3% annually and this growth is expected to continue.

Alaska Statutes Title 29.40.030 requires the Assembly of a second-class borough, such as the Matanuska-Susitna Borough, to adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough adopted a borough-wide comprehensive plan in 1970. In 1985, the Assembly adopted Resolution 86-7, which established a policy of deferring to each borough community the opportunity to prepare its part of the borough's comprehensive plan. Community plans must meet specific community planning guidelines. The summary of the planning process is shown in Table 1 on page 10.

A "living, adaptable" document, the Comprehensive Plan can incorporate changing conditions, and helps to set the general direction of community priorities and policies. This Comprehensive Plan recommends goals and policies, which emphasize protecting the rural character of Lazy Mountain. Six goals were identified during the planning process; these goals encourage retaining the rural lifestyle and scenic beauty of the area. From these goals, policies were developed that provide direction and help to guide community decisions and actions.

If the community wishes to implement these recommendations through a Special Land Use District (SPUD), then these policies may be used to develop land use regulations in the form of a SPUD. In order to implement the Comprehensive Plan recommendations, the community must request a SPUD.

The Lazy Mountain Community Comprehensive Plan encourages retaining the rural, low density residential, pastoral, agricultural, and forested characteristics that the community favors.

Vision Statement and Community Goals

Introduction

The following vision statement is used as a framework for preparing the Lazy Mountain Comprehensive Plan and developing the specific community goals, objectives, and policies found in the plan.

VISION STATEMENT

“The Lazy Mountain Community Comprehensive Plan is intended to provide for the planned and orderly growth of Lazy Mountain.”

From the vision statement and community input, the team developed the following community comprehensive goals.



Courtesy: GeoCities, March, 2006.

COMPREHENSIVE PLAN GOALS

In keeping with the desires of the majority of its land owners and residents and without depriving individuals of the reasonable use of their land, the goals of the comprehensive plan are to:

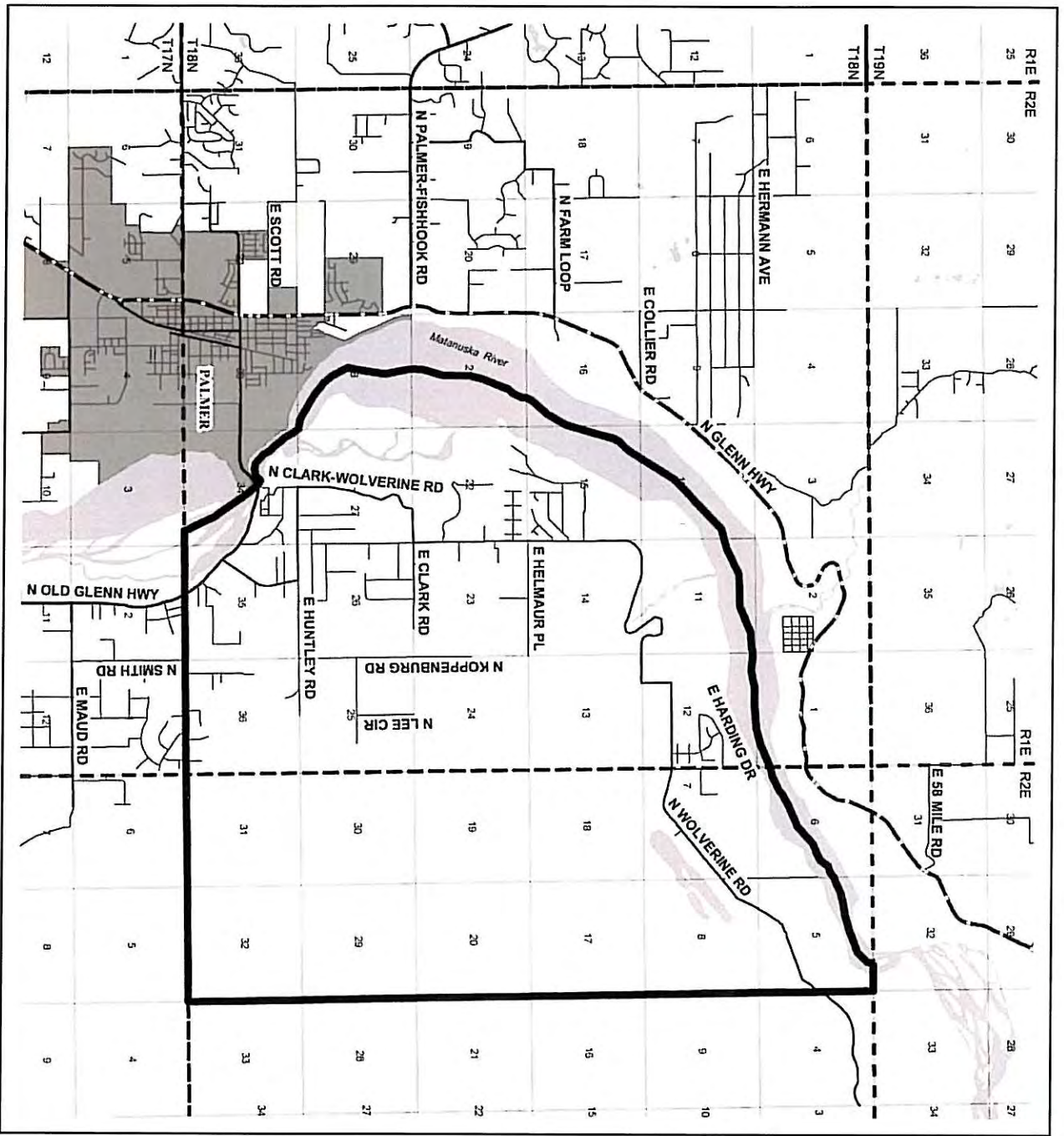
- *Protect and maintain the natural resources, natural environment, water and air quality, scenic viewsheds, trails, and recreational opportunities;*
- *Conserve the open space, forested, quiet nature, privacy, and agricultural characteristics of the area;*
- *Recognize the historical agricultural operations and strive to maintain agricultural land uses;*
- *Support safe, diverse neighborhoods where people know and interact with each other;*
- *Strive for well designed and well placed residential development and improved transportation infrastructure while fostering and maintaining the rural character of Lazy Mountain; and*
- *Promote a volunteer community education approach to increase community awareness and cohesion.*

Purpose and Goals

Purpose of this Plan

Lazy Mountain is an unincorporated community within the Matanuska-Susitna Borough (MSB) that enjoys a rural, quiet lifestyle and has a long history of agricultural and subsistence activities.

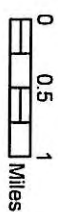
Figure 1:
Lazy Mountain Community Council Area



LAZY MOUNTAIN
Community Council

Legend

-  Community Council Boundary
-  City Boundary



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The Comprehensive Plan addresses the current conditions, examines how to retain Lazy Mountain’s rural characteristics, determines the steps needed to get there, and offers methods to realize the community’s hopes. The goals and recommendations brought forward in this plan will help the community to establish guidelines and a vision for Lazy Mountain.

Planning Process & Public Involvement Schedule

In order to develop successful community comprehensive plans, public comment and participation are essential. A variety of methods were used to gather the residents’ thoughts and ideas about current concerns and the community’s future vision regarding land use, public facilities, open space and recreation, community resources, economic development, community governance, and transportation.

Table 1: Lazy Mountain Community Comprehensive Plan – Public Involvement and Input Summary

<i>Date</i>	<i>Action</i>
July 2005	Planning Team, working with MSB staff, conducts community survey, sent to all post office box holders, regarding Lazy Mountain issues, characteristics, future (See Appendix B).
Jan. 2006	Community-wide open house, attended by 20+ community members, to review & refine community issues and goals.
Winter 2006	Preparation of " <i>Draft Comp Plan</i> ".
Sept. 2007- Dec. 2007	Community Council public hearing and approval of plan, recommendation to forward revised Draft plan to Planning Commission for public hearing and approval.
February 2008-March 2008	Assembly public hearing and approval of plan.

Community Background and History

Lazy Mountain is historically known by many as “Black Bear Mountain.” One of the first establishments near Lazy Mountain began operations in 1900, when "Palmer's Upper House," a boat-accessible trading post owned by George Palmer, was located on the east side of the Matanuska River near today’s bridge (George W. Palmer Bridge) on the Old Glenn Highway. George Palmer's store catered to Dena’ina Athabascans who traded with the Ahtna from the Copper River region. The Lazy Mountain area was homesteaded as early as 1915, when the Matanuska branch of the Alaska railroad brought employment.

In 1935, President Franklin D. Roosevelt's New Deal projects established the Matanuska Colony. This agricultural colony brought an additional 203 families who homesteaded throughout the area, including Lazy Mountain. Lazy Mountain Children's Home operated from 1947 until the early 1960s. At one time, the Mat-Su Borough established a ski lift and warm-up hut at the Lazy Mountain Recreation area. It has since been dismantled. Today, Lazy Mountain is largely a rural residential area, with low-density housing and agricultural activities. Local farms raise organic beef, hay and produce, which is sold at regional grocery stores and local markets.

Due to the direct access from Lazy Mountain into the City of Palmer and other major road corridors (such as the Glenn Highway and the Palmer-Wasilla Highway), Lazy Mountain residents can easily obtain goods and services and can participate in community events and various social organizations within City of Palmer and the Core Area.

While the growth on Lazy Mountain is slower than other areas of the borough, new subdivisions are being established on Lazy Mountain. As development occurs, concerns over ensuring water quality, protecting water availability, and maintaining privacy and open space are priorities for the community.

Planning Area

The Lazy Mountain Community Council area is approximately 36 square miles in size and is located nearly 3 miles east of the City of Palmer. The western edge of the Community Council boundary (See Figure 1) extends along the Matanuska River and reaches the northern most extent of the planning area near the Homestead Trail. The eastern boundary runs about 6 miles along a section line following the Smith Road extension. The southern boundary follows the Old Glenn Highway approximately 5 miles to Smith Road.

The Sutton Community Council lies to the northwest across the Matanuska River, the Butte Community Council to the southeast, and the Palmer City Council to the west. Land within the area is largely privately held, although some parcels are owned by the Chickaloon-Moose Creek Native Association, Inc., the Matanuska-Susitna Borough, and the Alaska Mental Health Trust (See Figure 2). For further land ownership information see page 23.

Community Context

The natural characteristics and topographic features of Lazy Mountain create an ideal setting for quiet, rural living. The gentle slope of Lazy Mountain combined with extensive forested lands and large, open fields used for agricultural operations offer individuals privacy and spectacular scenic vistas of the surrounding mountain peaks, such as Pioneer Peak. Close to the City of Palmer, services, employment, and shopping are readily available.

Equally, the Glenn Highway, Parks Highway, and Palmer-Wasilla Highway are easily accessible, allowing vehicular travel to Anchorage in about 60 minutes and to Wasilla in approximately 20 minutes. Additionally, Lazy Mountain residents enjoy an extensive trail system for both motorized and non-motorized uses. Other nearby recreational facilities include, the Lazy Mountain Recreation Facility, the Lazy Mountain Trail, the Matanuska Peak Trail, the

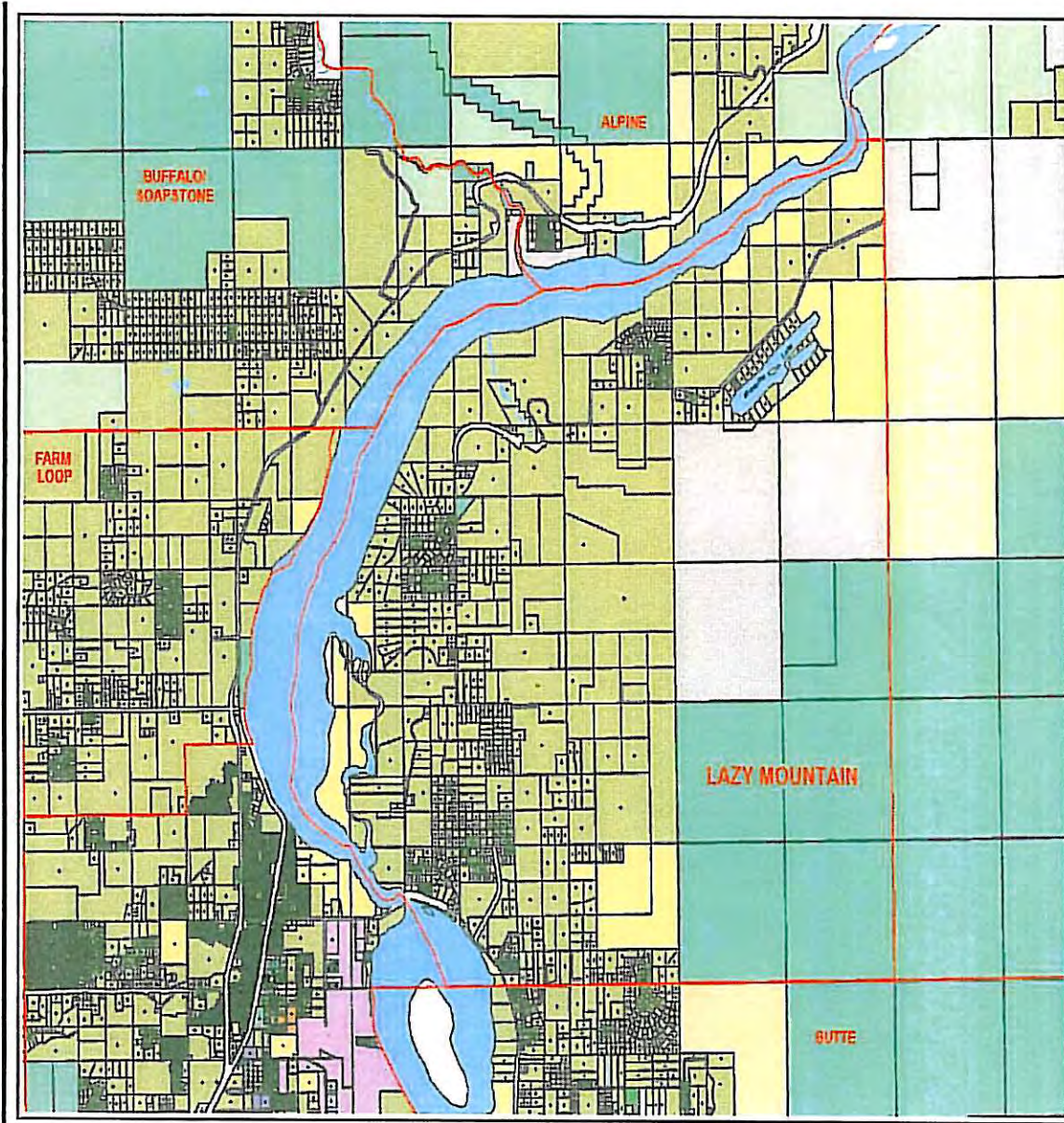
City of Palmer Municipal Airport, the Matanuska River Park, the Matanuska River, Jim Creek, and the Knik River.

Utilities and related services are readily available throughout most of the planning area. Fuel oil or natural gas, cable, and telephone services are found in a large percentage of homes. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed.

Socio-Economic Data

Purchasing a home on Lazy Mountain is still affordable, with the median value of homes at about \$106,900 compared to the overall borough-wide average of \$144,200 (See Appendix A). The Matanuska-Susitna Borough population grew from 39,683 to 59,322 between the 1990 and the 2000 census, an increase of nearly 50% in 10 years. Most of this growth took place in Wasilla, Palmer, and the surrounding areas. By 2020, the borough population could reach 100,000. If these economic and population trends continue, then Lazy Mountain could steadily increase in population.

The Lazy Mountain community is not experiencing the rapid population growth found in the rest of the borough. However, from 2000 - 2004, the community had a population growth of 6.5% (Alaska Department of Labor and Statistics, Economic Trends, January 2006) compared to a population growth of 35.2% for the rest of the borough between 2000- 2005 (Alaska Department of Labor and Statistics, January 25, 2006). This slower rate of growth is due in large part to the topographical constraints, varying water quality and availability, and limited supply of private land physically suited for development. However, there are some large tracts that could be subdivided in the future.



Lazy Mountain & Adjacent Community Councils

Legend

LAND USE

- RESIDENTIAL
- ▲ COMMERCIAL
- INDUSTRIAL
- PUBLIC
- AGRICULTURE
- RECREATION

OWNERSHIP

- BOROUGH
- CITY
- COOPERATIVE
- FEDERAL
- MENTAL HEALTH
- NATIVE CORP
- NO DATA
- PRIVATE
- PUBLIC UNIVERSITY
- STATE
- TAXID MISMATCH



Note: Land use symbols expressed through Assessment Data only. Multiple structures and parcels are not displayed. Source: MCR Assessment Department & Data Analysts, CMV

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FIGURE 2: EXISTING LAND USE & OWNERSHIP

Natural and Physical Environment

Topography

The Lazy Mountain Community Council area consists of mixed spruce and birch forests, wetlands, and tundra at the higher elevations. The topography ranges from flat to rolling hills over most of the area, with steep bluffs and canyons along the Matanuska River, and some of the stream drainages. Land uses range from agricultural, forestry, recreational to residential development.

Geology and Soils

Glaciers shaped much of the Matanuska-Susitna Valley, leaving moraines, outwashes, terraces, hills, ridges, and foothills in the Lazy Mountain area. Soils on Lazy Mountain are generally slightly to moderately acidic. Soils in the Cook Inlet and Susitna River Valley are generally well drained, strongly acidic silt-loams, while extremely shallow and rocky soils are found in the Chugach Mountains and Alaska Range (USDA, NRCS. 2002. Soil Survey of Matanuska-Susitna Valley Area, Alaska. National Cooperative Soil Survey, pp. 9-16). Patches of poorly drained soils occur in the Susitna River Valley (See Figure 3: Soils Map and Appendix A for additional soils information).

Hydrology

The dominant surface waters within the Lazy Mountain Community Council area are the Matanuska River, Wolverine Creek and Lake, McRoberts Creek, and an unnamed lake referred to locally as Hecker's Lake. Smaller unnamed ponds, springs and creeks are interspersed among the forest and wetlands. The Matanuska River is a large, braided glacial river stretching from the Matanuska Glacier to Knik Arm. The effects of this major river drainage on the community include an ever-changing river course, erosion, dust and wind.

Throughout the area, water sources tend to be erratic and found in pockets; which can create difficulty with obtaining good drinking water from wells.

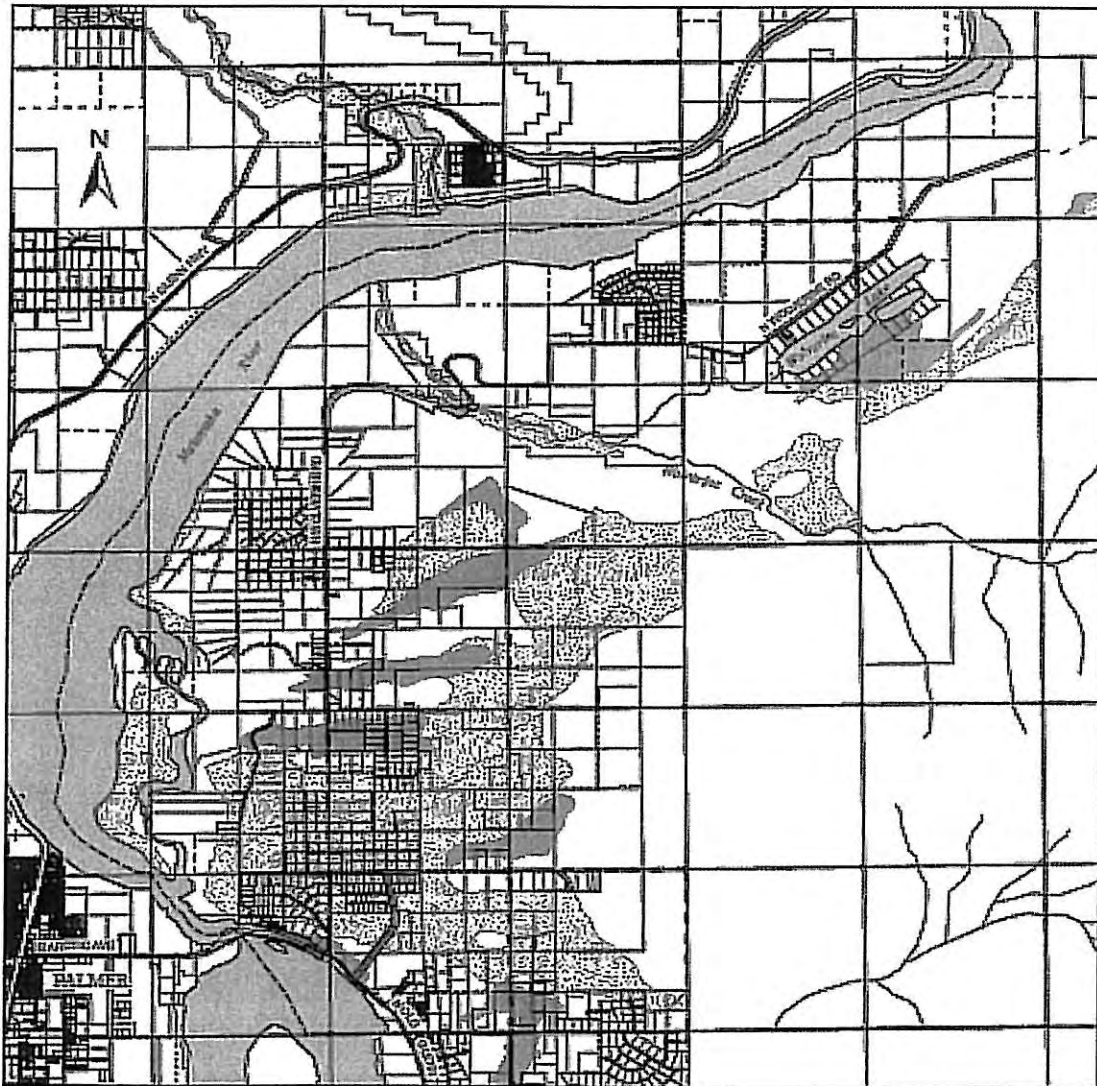
Fish and Wildlife

Lazy Mountain is home to a variety of wildlife. Moose, fox, squirrels, wolves, wolverines, and bear are prevalent throughout the area. The forest cover and wetlands provide excellent travel corridors and habitat for moose. Song birds, raptors, grouse, eagles, water fowl and other birds are also prevalent. Native rainbow trout, Dolly Varden, and Coho salmon migrate and spawn in the area (primarily in Wolverine Creek and Wolverine Lake).

Climate

The Lazy Mountain climate is in the transition zone between coastal and continental climates. The climate is directly influenced by the ocean and the surrounding mountain ranges. The temperatures in January range from -35 to 33; in July, from 42 to 85.

Figure 3: Soils Map



Legend
 □ Lazy Mtn. Community Council

HYDRIC SOILS
 15 to 50 %
 65 % or more

ROADS
 — HIGHWAY
 — MAJOR
 — MEDIUM
 - - PRIMITIVE



0 0.25 0.5 1 Miles

This map is hereby acknowledged by the Lazy Mountain Community Council as being prepared and published in accordance with the provisions of the Lazy Mountain Community Council Ordinance No. 100, Series 1998, which provides for the preparation and publication of maps and plans for the Lazy Mountain Community Council. The Lazy Mountain Community Council hereby certifies that this map is a true and correct copy of the original map as prepared and published by the Lazy Mountain Community Council.

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Community Infrastructure

Transportation

The Old Glenn Highway, a state-maintained road provides access to the Lazy Mountain community, via Clark-Wolverine Road, which is also a state road. During the next 20 years, vehicular traffic is expected to peak on the Old Glenn Highway, causing potential traffic congestion. Traffic counts were conducted by the borough in the summer of 2005 (See Appendix A).

Road Service Area (RSA)

There is an established Road Service Area (RSA) on Lazy Mountain (See Figure 4). The RSA oversees the maintenance of borough owned roads and the Lazy Mountain Trail facility. The RSA Advisory Board advises the assembly and the administration on local road policy within the borough. The board is comprised of one road supervisor from each of the road service areas within the borough. This board makes recommendations to the manager or assembly, as appropriate, on borough policy and actions.

The road service area advisory board also reviews the budget for each road service area and makes recommendations to the administration through the Capital Improvement Project Needs List.

Utilities

Electricity, telephone, internet service, and cable/satellite television services are widely available on Lazy Mountain. Approximately 90% of homes have individual water wells and septic systems, and are fully plumbed. A municipal pump is available at the Palmer airport or city hall for hauling. For waste removal, a borough refuse transfer site is located in the Butte, or garbage is hauled to Palmer to the borough's Central Landfill. Slightly over 50% of 410 households use fuel oil or kerosene for heat.

Community Government

On Lazy Mountain, the Community Council is the primary form of community governance.

Public Facilities

Local public services include the W.T. Phillips Public Safety Building that houses Fire Station #33 at Mile 3.3 Clark Road. To enhance fire protection and safety, the Community Council has requested as a project on the MSB FY 2005-2010 Capital Improvement Needs List a dry hydrant at Wolverine Creek. Other alternative water storage could include strategically placed tanks within the community. In addition, the Community Council identified an Emergency Access Airstrip at the end of Wolverine Road (where State maintenance ends). It is also recommended that the community implement a "Firewise Communities" program to prepare for potential fire emergencies.

Firewise Communities Program

The national Firewise Communities program is a multi-agency effort designed to reach beyond the fire service by involving homeowners, community leaders, planners, developers, and others in the effort to protect people, property, and natural resources from the risk of wildland fire -

before a fire starts. The Firewise Communities approach emphasizes community responsibility for planning in the design of a safe community as well as effective emergency response, and individual responsibility for safer home construction and design, landscaping, and maintenance.

Additional Public Amenities

Additional public amenities include the local trail system, which comprises the Lazy Mountain trailhead, the Morgan Horse, Homestead, and Moorehouse trails and other local trails, attracting both residents and visitors to the area.

Land Ownership, Management, and Use Patterns

The majority of the 10,666 acres of land on Lazy Mountain is privately owned. Development has occurred on smaller parcels from less than one acre to 2 acres. Table 2 shows the number of lots, lot sizes and vacant lots.

Table 2: Lot Size and Number, Number of Vacant Lots

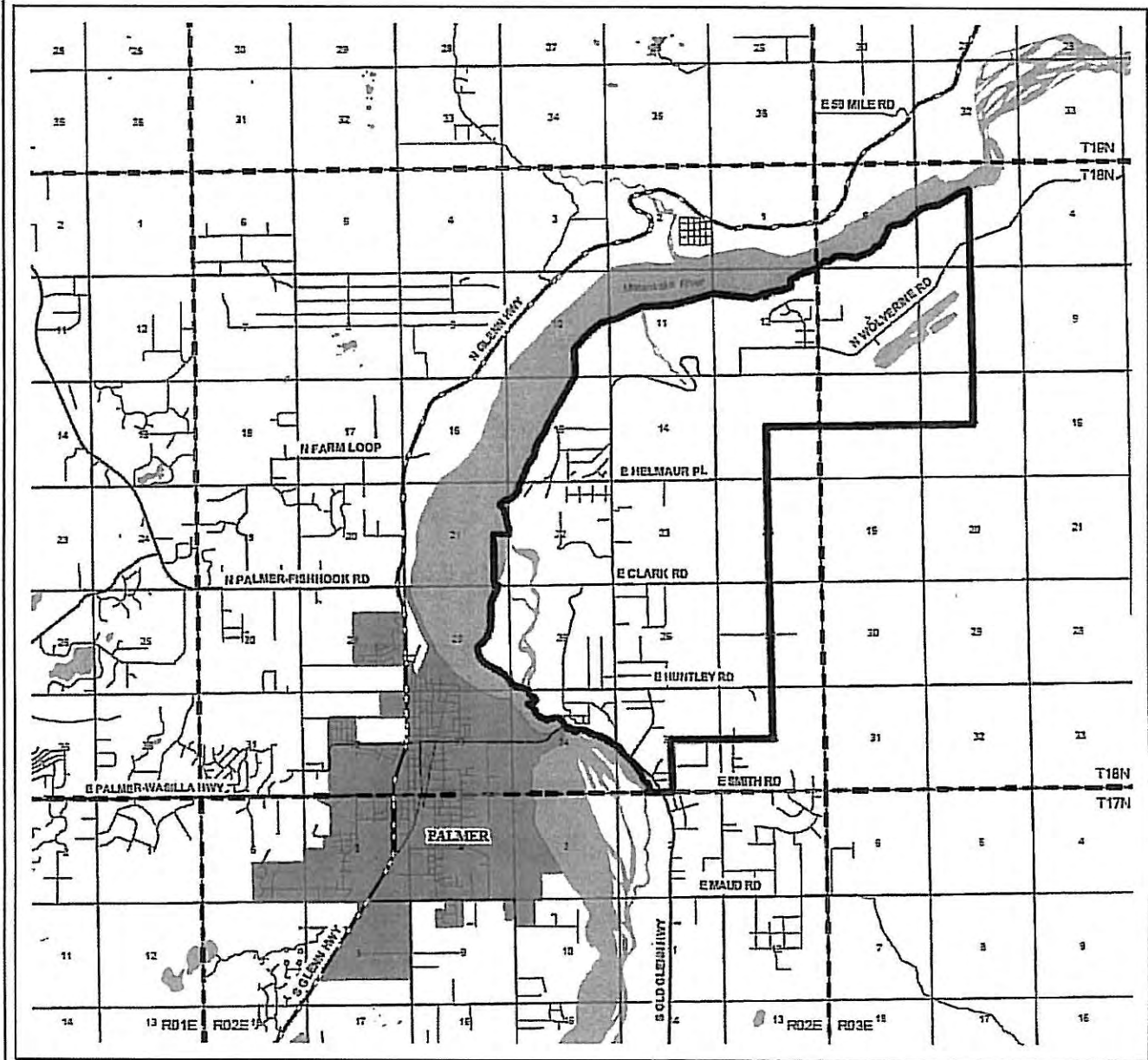
Lot Size	Number of Lots	Number of Vacant Lots
0-2 acres	527	267
3-5 acres	132	44
6-10 acres	97	33
11-20 acres	58	23
21-40 acres	36	29
41-60 acres	8	4
61-100 acres	10	7
101-150 acres	4	2
151-200 acres	4	3
201-300 acres	3	1
301-400 acres	2	1
401-650 acres	2	2

Source: MSB Assessment Department, 2006.

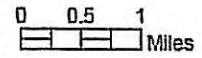
Much of the undeveloped land is in large parcels of between 40 and 600 acre sizes. Besides privately held land, the borough, federal, state, the Alaska State Mental Health Trust, and the Chickaloon Moose Creek Native Association hold land. Development on Lazy Mountain has primarily occurred in areas where suitable soils, water, access to recreational uses (such as the Lazy Mountain Trail facility), and a view of the mountain ranges are found. Some higher density housing is located on the lower end of Lazy Mountain, where sites are less rolling and flat.

In general, most of the residential development is sited southwest of Wolverine Canyon. Interspersed among the residential development are large agricultural parcels. Types of agricultural uses include raising livestock and growing crops (farming). Beyond Wolverine

Figure 4: Road Service Area



LAZY MOUNTAIN
ROAD SERVICE AREA
#19



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Canyon, to the northeast are additional agricultural, residential, and recreational uses. There are numerous vacant lots on Lazy Mountain. In the future, the smaller lots could be occupied with residential housing, if suitable for construction, and larger parcels may also be subdivided. Table 3 shows MSB, Federal, State, Alaska Mental Health Trust, and Chickaloon Moose Creek Native Association land ownership.

Table 3: MSB, Federal, State, Alaska Mental Health Trust and Chickaloon Moose Creek Native Association Lands

MSB Lands

Borough lands include 22 parcels totaling about 1,300 acres and are classified as either recreational or forest management. This also includes the Lazy Mountain Trail and Public Facility, and the Fire Station. These parcels are mainly located along water bodies, such as the Matanuska River and Wolverine Lake.

The northeast portion of Wolverine Lake has a borough public access point. Currently, there are borough parcels that lie to the east and south of Wolverine Lake which are currently listed both as unclassified areas and some are classified as forest management.

Federal

Three federal parcels, each about 640 acres in size are located within the Lazy Mountain Community Council area. These federal lands are immediately south and south-east of Wolverine Lake. Some of these lands will likely be conveyed to the Chickaloon Moose Creek Native Association.

State

The State of Alaska owns 3,200 acres along the southeast corner of the Lazy Mountain Community Council boundary. These parcels are managed through the Department of Natural Resources (Susitna Area Plan) and have been designated as public recreation and wildlife habitat and will be retained in public ownership.

Also, the State of Alaska Department of Transportation and Public Facilities (DOT) currently hold about 16 acres, with one parcel of approximately 10 acres located on Wolverine Road east of Kathleen Drive. The remaining acreage is mainly DOT rights-of-way, scattered throughout the area.

Alaska Mental Health Trust

Alaska Mental Health Trust lands are state lands, but for the purpose of this plan, all Trust lands shall be treated as private lands. The Alaska Mental Health Trust has smaller parcels surrounding Wolverine Lake within the Lazy Mountain Community Council boundaries. Coordinating future planning efforts between the Alaska Mental Health Trust and the Community Council is encouraged.

Chickaloon Moose Creek Native Association

The Chickaloon Moose Creek Native Association holds a small parcel near the western edge of Wolverine Lake. For the purposes of this plan, the Chickaloon Moose Creek Native Association lands will be treated as private lands. Many federal parcels within the Lazy Mountain area have been selected by the Chickaloon Moose Creek Native Association. Cooperative planning efforts between the Lazy Mountain Community Council and the Chickaloon Moose Creek Native Association are encouraged to enhance community planning efforts and to address future infrastructure and local needs.

In addition to these lands, there are section line easements and other public and utility easements and rights-of-way within the area. It is recommended that the Lazy Mountain Community Council continue to work with the borough, and federal, state, and tribal entities to develop suitable public access.

Land Use

Introduction

The residents of Lazy Mountain value its natural beauty and rural lifestyle. In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the borough conducted a survey to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The survey results pointed to a growing recognition among the Lazy Mountain community of the need to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most of the survey respondents. While some of the respondents preferred to have no government assistance, many recognized the governments and the community's role in creating an attractive, livable community for the future.

After adoption of the Comprehensive Plan, the community may wish to guide and reduce the impacts of potential development by establishing a Special Land Use District (SPUD), which would regulate land uses and provide land use standards. A SPUD can only be developed through a request to the Borough Planning Department from the Lazy Mountain Community Council in accordance with their bylaws.

There are primarily three land uses on Lazy Mountain: Residential, Agricultural, and Public Open Space and Recreation (in public ownership). Secondary uses include: Business, commercial, and industrial, and institutional.

Land Use Goals and Policies:

- Goal (LU-1): *Protect existing land uses and patterns, while respecting the agrarian character, existing recreational opportunities, open space, local heritage, and culture of Lazy Mountain.*

- Policy LU1-1: Recommend appropriate development strategies and policies, such as Rural Community and Site Specific Development Design (See Appendix D) to guide the location and character of future growth.
- Policy LU1-2: Protect water quality, watersheds and natural resources.
- Policy LU1-3: Manage growth to protect the existing land use patterns and maintain the rural character of Lazy Mountain. Provide a diverse number, type, and size of lots.
- Policy LU1-4: Balance future housing and community needs while protecting compatible land uses that are complementary with the rural landscape.
- Policy LU1-5: Protect the agriculture potential of lands and assure a reasonable relationship between the availability of agriculture lands for various agriculture uses.
- Policy LU1-6: Encourage low impact uses, such as low intensity residential, and retaining land as open space corridors.

Transportation

Introduction

Transportation involves the range of systems that move people and goods through and around Lazy Mountain. This includes private vehicles, airplanes, four-wheelers, snowmachines, walking, skiing, horseback riding, and other trail activities.

The only vehicular access to Lazy Mountain is directly from the Old Glenn Highway to Clark-Wolverine Road. Road maintenance is performed by both the State of Alaska Department of Transportation and Public Facilities and the borough. Based on community input, the following transportation goals were identified.

These goals focus on maintaining current transportation facilities on Lazy Mountain, and improving and upgrading existing roads and pedestrian/bicycle paths. The MSB's "Subdivision Construction Manual" provides further information about road design criteria and guidelines.

Transportation Goals and Policies:

- Goal (T-1): *Set Appropriate Standards for Road Improvement, Surfacing and Maintenance*
 - Policy T1-1: Retain the rural character on existing local and neighborhood roads by establishing road improvements that do not encourage straight roads, higher speed limits.

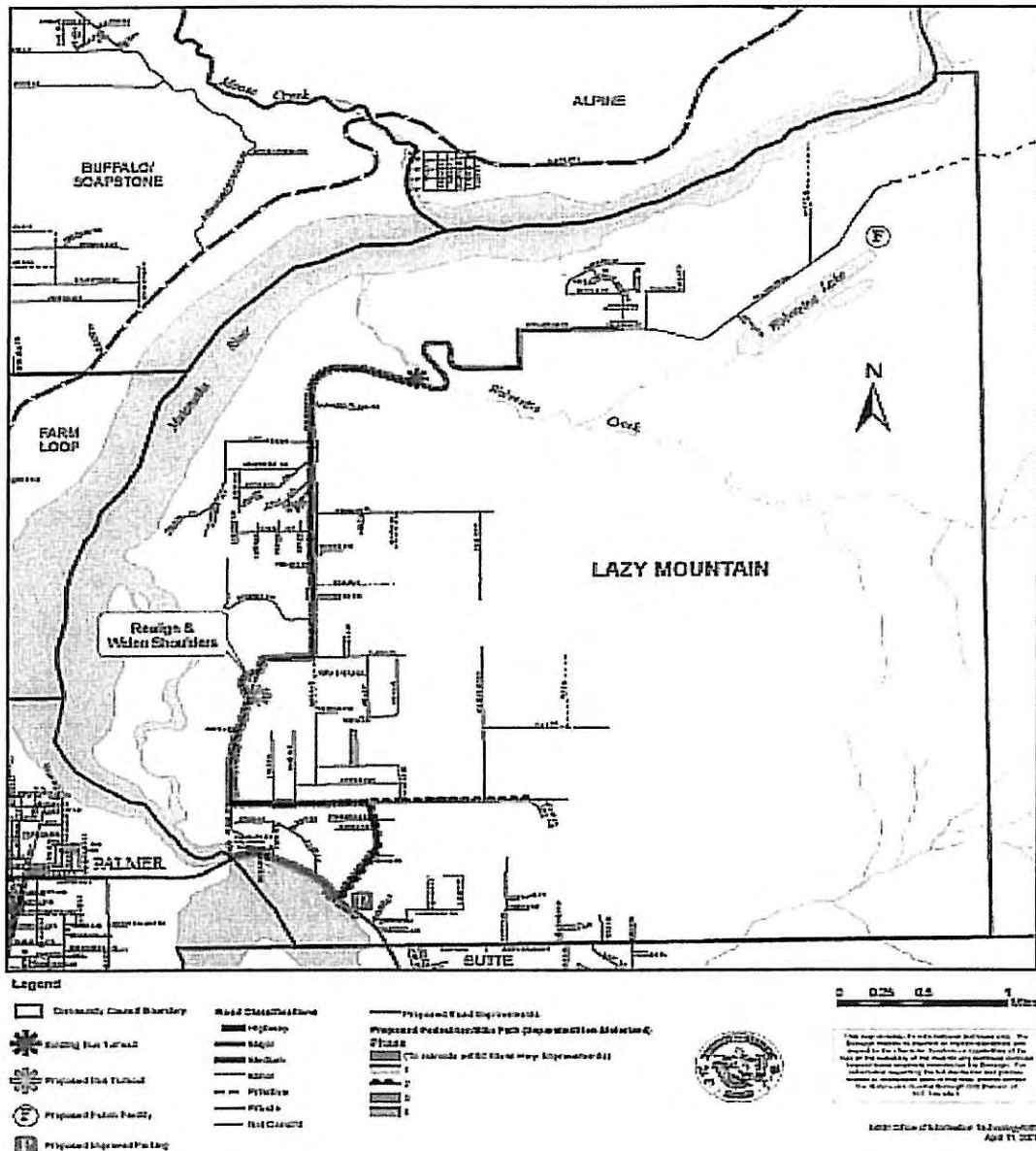
- Policy T1-2: When road improvements or new construction is proposed, the natural and constructed environment of the area and adequate access for emergency vehicles and services should be considered.
- Policy T1-3: To improve vehicular safety and traffic circulation, provide adequate right-of-way, appropriate road design, road access, lighting, signage, speed limits, and possible bus turn-arounds.
- Policy T1-4: Work with state and borough entities to improve road maintenance, such as grading, snow removal/plowing, dust management, surface improvements, vegetation removal, and chip seal.
- Goal (T-2): *Identify Potential Road Improvement/Construction Projects*
 - Policy T2-1: Work with the state and borough entities to identify appropriate road improvement and construction projects within the Lazy Mountain area.
 - Policy T2-2: Projects identified in the LRTP (Long Range Transportation Plan) shall be recognized as potential road improvement/construction projects.
- Goal (T-3): *Recommend Appropriate Road Design for Residential and Multi-Family Developments*
 - Policy T3-1: Develop inter-connectivity between public amenities, adjoining neighborhoods, and adjacent developments.
 - Policy T3-2: Provide for adequate road width and turning radius for emergency vehicles and equipment.
 - Policy T3-3: Strive to minimize automobile and pedestrian conflicts and create low-profile, modest parking areas.
 - Policy T3-4: If lighting and signage is installed, then it is recommended that low-level downcast lighting be used.
- Goal (T-4): *Establish, Improve, and Maintain Appropriate Roadside Trails/Pedestrian Paths*
 - Policy T4-1: Encourage street and trail connectivity. Encourage new developments to integrate street and trail connectivity as a component of their proposal.
 - Policy T4-2: Work with the ADOT/PF and the borough to improve roadside trails, in particular those along Clark-Wolverine Road. Future road projects should include roadside trails. See Table 3 and Figure 5 that shows the proposed pedestrian and bicycle paths.

- Policy T4-3: Establish pedestrian/bicycle paths and safe access for other modes of transportation; especially along the Clark-Wolverine Road Corridor and connecting the Old Glenn Highway to the George W. Palmer Bridge.
- Goal (T5): *Improve Emergency Access*
 - Policy T5-1: Provide appropriate staging areas (i.e. local fire station) and pre-position emergency equipment and vehicles.
 - Policy T5-2: Secondary access is strongly encouraged.
 - Policy T5-3: Develop and ensure an adequate water supply/pumping area for the Wolverine Canyon area.
 - Policy T5-4: Improve interconnectivity between neighborhoods to permit easier evacuation of residents, families, animals, and equipment in fire or other emergencies.
- Goal (T6): *Regularly Update and Support Lazy Mountain's Transportation Projects - MSB Capital Improvement Program Priorities:*
 - Policy T6-1: Regularly nominate and update Lazy Mountain's transportation projects and priorities.
 - Policy T6-2: Coordinate transportation planning efforts with the state and borough.

The Lazy Mountain Community Council nominated the following transportation projects for the borough's FY 2005-2010 Capital Improvement Program (CIP) and Capital Improvements Needs List. This CIP program was adopted by the borough assembly. These projects mainly address safety and emergency access concerns.

- Clark-Wolverine Road Upgrade and Minor Realignment
- Wolverine Canyon Guard Rails
- Wolverine Lake Staging Area
- Extend Wolverine Lake Access Road to Glenn Highway
- Old Glenn Highway/Clark-Wolverine Road Intersection Improvements
- Matanuska River Park to Lazy Mountain Trailhead Pedestrian/Bike Path (Trails and Recreation Access for Alaska project)
- Wolverine Creek Dry Hydrant
- Wolverine Lake Alternate Access
- Wolverine Lake/Wolverine Glacier Trail Alternate Access
- Wolverine Road Emergency Access Airstrip at end of State Maintenance

FIGURE 5 - Proposed Transportation Needs



Public Facilities

Introduction

Public facilities include parks, libraries, schools, community centers, fire stations, water and sewer systems, landfills, and recreational structures. Little support was shown for additional public facilities or infrastructure on Lazy Mountain. The community survey indicated that some respondents preferred no further development of public facilities, while others pointed to a need for a fire station on the east side of Wolverine Canyon, possible neighborhood playgrounds, and a community center (See Figure 5).

With limited available borough lands, choosing a specific site for a potential fire station near Wolverine Canyon proved difficult. A community center/playground and recreation facility could be considered on the borough parcel at the north end of Wolverine Lake, where public access already exists. No further future public facilities were identified by the community.

Public Facilities Goals and Policies:

- Goal (PF-1): *Develop public facilities, as appropriate to meet the needs of the Lazy Mountain community*
 - Policy PF1-1: If needed, identify and retain public lands that are appropriate for future public facilities, such as a fire station in the Wolverine Canyon area.
 - Policy PF1-2: To the extent feasible and practical, co-locate selected sites for public facilities to reduce construction, operating and maintenance costs, and potential negative impacts (such as a community center and playground).

Green Infrastructure

The community shall comply with all State, Federal, and Borough “best management practice” guidelines and laws.

Green Infrastructure Goals and Policies:

- Goal (GI-1): *Design developments that protect natural functions, (such as the recharge of ground and surface water supplies, and wildlife habitat and corridors) while respecting the needs and desires of the landowners and other stakeholders.*

Environmental Quality – Air, Water Scenic Viewshed, Night Sky, and Land

Environment Quality Goals and Policies:

- Goal (EQ-1): *Protect and preserve the environmental quality – air, water, scenic viewshed, night sky, and land found on Lazy Mountain:*

- Policy EQ1-1: Encourage site specific development that preserves environmental quality, such as air, water, scenic viewshed, night sky, and land quality. Site design that carefully takes into account the natural system's ability to accommodate varying density levels, population, open space, soils, slope, erosion, and pollution should be considered (See Appendix D).
- Policy EQ1-2: Identify, monitor, protect, and enhance the quantity and quality of the available watersheds, and clean air resources, and groundwater for residential development. Best available technology should be used for new developments.
- Policy EQ1-3: Prevent degradation or loss of natural features and functions, and to limit risks to life and property.
- Policy EQ1-4: Utilize the borough adopted "Best Management Practices for Development Around Water Bodies" (See Appendix E) and use best available technology to protect water quality.

Open Space Corridors and Recreation

Open Space Corridors and Recreation Goals

- Goal (OS-1): *Maintain and improve existing public recreational facilities and opportunities on Lazy Mountain:*
 - Policy OS1-1: Maintain, inventory, and protect existing trail uses (both motorized and non-motorized), public access points, and public facilities. Consider developing a trails plan.
 - Policy OS1-2: Limit existing trailheads and parking areas in size to prevent vandalism. Trailheads and parking should be located away from neighborhoods and private property.
 - Policy OS1-3: Convenient, safe public access, trash containers, and trail use information should be provided and maintained at trailheads and public facilities.
 - Policy OS1-4: Create a trail system when desired, and appropriate, that meets the needs of diverse users.
 - Policy OS1-5: Cooperate and coordinate with other agencies, groups/organizations, and trail users to connect, maintain, and preserve historic public trails/significant public trail access (motorized and non-motorized) wherever possible.

- Policy OS1-6: Work with developers whenever the project site could provide a linkage to existing public trail access.
- Policy OS1-7: Encourage public education and involvement with the trail system.

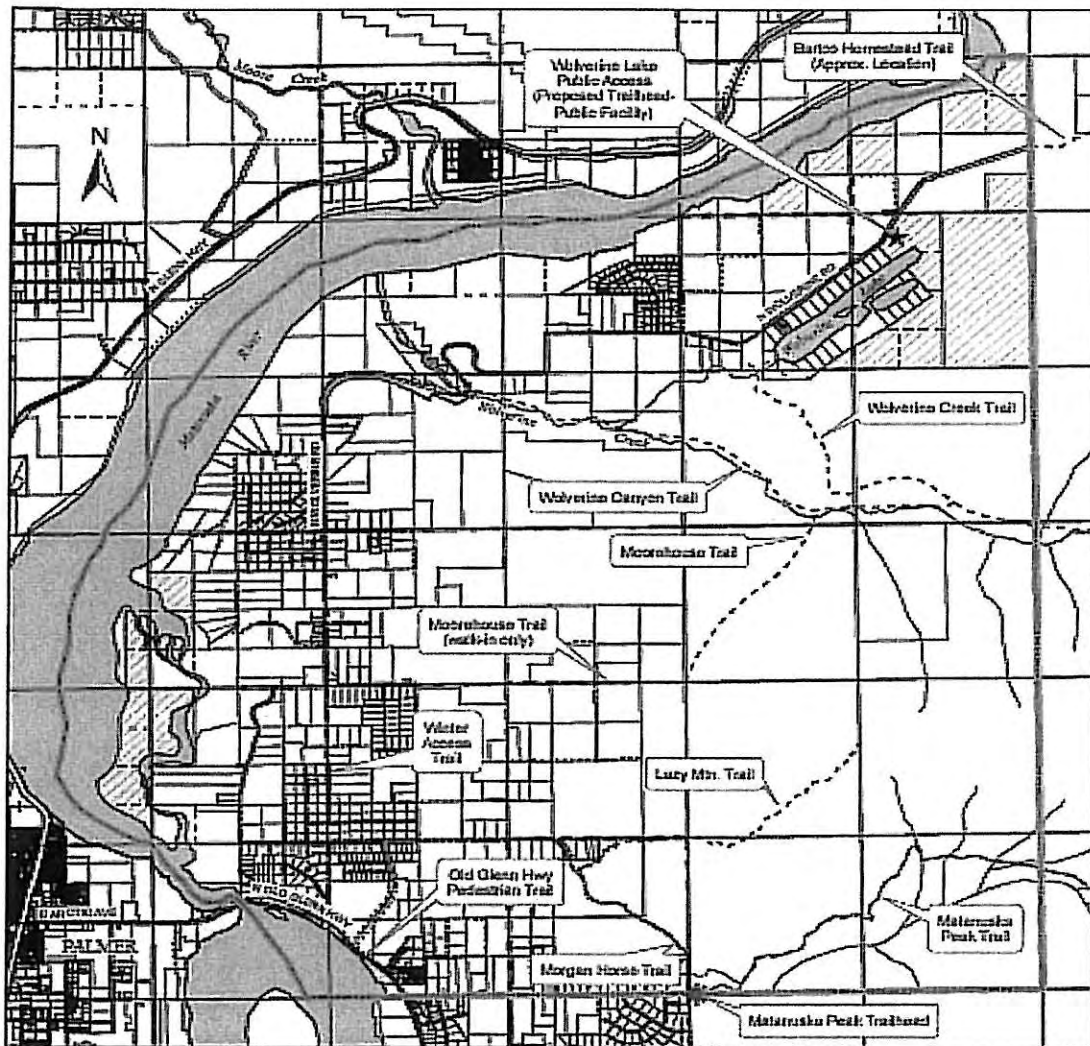
Public Lands

Public Lands Goals and Policies

- Goal (PL-1): *Reserve appropriately suited public lands for open space and recreational use:*
 - PL1-1: Reserve, as appropriate, borough parcels on Lazy Mountain for public open spaces, trails, wildlife viewing, recreational areas, and public facilities, such as trailheads.
 - PL1-2: Changes in land classifications and designations, or proposed sales should be closely examined. The Lazy Mountain Community Council and residents should be alerted by the federal, state, and borough agencies when these actions may occur.
 - PL1-3: Retain State of Alaska lands as public recreational and wildlife habitat lands (Susitna Area Plan).

Little public land exists on Lazy Mountain. Figure 6 shows existing and proposed public open space and recreational lands.

Figure 6 - Existing and Proposed Trails and Open Space/Recreation;
 Trailhead



Legend

- City Mtn. Community Council
- Existing Trails
- Lake Access
- Proposed Planning Team Trailhead, Recreation & Open Space
- Existing Trailhead

0 0.25 0.5 1 Miles

This map is made by individuals pursuant to the Public Access to Records Act. It contains information and data for the benefit of the public and no warranty is made by the City of the accuracy or completeness of the information presented. The City of... reserves the right to change the information at any time without notice.

1001100101 of Municipal Administration
 April 11, 2011

Public Rights-of-Way

Public Rights-of-Way Goals and Policies

- Goal (ROW-1): *Preserve and Dedicate Appropriate Rights-of-Way.*
 - Policy ROW1-1: Preserve, map, and dedicate appropriate public rights-of-way as needed for Lazy Mountain.

Public Safety and Health

Public Safety and Health Goals and Policies

- Goal (PS/H-1): *Manage and protect public safety and health in neighborhoods, public facilities and recreation areas.*
 - Policy PS/H1-1: Create a system for managing recreational use with community supported measures such as emptying trash cans and encouraging regular trail use by local residents to reduce vandalism or trespass on private property.
 - Policy PS/H1-2: Work cooperatively with MSB Code Compliance and other law enforcement agencies to limit vandalism, improper parking, and other concerns.
 - Policy PS/H1-3: Engage residents to take an active role in the maintenance of existing public trails.
 - Policy PS/H1-4: Establish a recreation and trails subcommittee of the Community Council to examine trail maintenance and funding.

Community Governance and Education

Introduction

This Comprehensive Plan gives the community a voice in the decisions made by the state, federal, and borough entities. It expresses the community voice regarding decisions that may affect Lazy Mountain. The Comprehensive Plan helps residents gain greater community control and plan Lazy Mountain's future. The following goals and policies outline strategies to improve community governance and education.

Community Governance and Education Goals and Policies:

- Goal (IC/CG 1): *Improve communication among the Lazy Mountain Community Council, Lazy Mountain residents, and borough, state, tribal, and federal entities.*
 - Policy IC/CG1-1: Establish accessible locations where the community and others can get updates on meetings, plans, projects, etc.

- Policy IC/CG1-2: Establish a collection of e-mail addresses that would receive regular updates on community issues (i.e. electronic newsletter). Coordinate community information with the borough website.
- Policy IC/CG1-3: Utilize media opportunities, such as radio, print, and television to announce meetings, events, and report on local issues.
- Goal (IC/CG 2): *Maintain and strengthen the advisory capacity of the Community to represent community-wide agreed upon policies and goals.*
 - Policy IC/CG2-1: Encourage active public participation and citizen planning teams to develop Community Council goals and recommendations.
 - Policy IC/CG2-2: To ensure that the community's values, goals, and policies are heard by those outside of the community, appoint a Lazy Mountain community representative to attend borough Planning Commission, Planning Board, and Assembly meetings or other state, tribal, or federal meetings as needed.
 - Policy IC/CG2-3: Actively work to increase leadership capacity (skills, and confidence) in the community.
 - Policy IC/CG2-4: Promote active and representative citizen participation in decision making so that community members can meaningfully influence decisions that affect their lives.

Implementation

Introduction

The Lazy Mountain Comprehensive Plan is a long-term planning tool, which presents short-term and long-term community objectives. This section provides a summary of these actions and policy recommendations. Periodic review of these goals and how to implement these policies will make the plan more useful. Table 5 presents a summary of the Comprehensive Plan goals.

Implementation Goals and Policies:

- Goal (I-1): *Develop and review the objectives of the Lazy Mountain Community Comprehensive Plan.*
 - Policy I1-1: Regularly review and update the Lazy Mountain Community Comprehensive Plan, at least once every five (5) years.

- Policy I1-2: The Lazy Mountain Community Comprehensive Plan will be consistent with the Matanuska-Susitna Borough Comprehensive Plan, 2005 Update (Matanuska-Susitna Borough Comprehensive Plan, 2005 Update, page 4).
- Goal (I-2): *Develop a Common Voice.*
 - Policy I2-1: Strengthen the advisory capacity of the Community Council to represent community wide values and goals to those outside of the community.
 - Policy I2-2: Continue to work closely with property owners, and federal, state, and borough entities on issues important to Lazy Mountain residents.
- Goal (I-3): *Develop a Special Land Use District.*
 - Policy I3-3: If requested by the community, create a Special Land Use District (SPUD) to implement development standards consistent with the community's goals and desires.

Comprehensive Plan Revision Process

As a long-range planning document, a comprehensive plan helps to guide future growth and development over 20 years and longer. It is a “living” document intended to address the goals and strategies of the Lazy Mountain community. Since the character of development and the community may change quickly, the comprehensive plan can be modified in two ways:

- Amend the Comprehensive Plan
 - The Community Council can request amendments (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.
- Regularly update the Comprehensive Plan, once every five (5) years.
 - The Community Council can request an update and review of the Comprehensive Plan (MSB Title 2.76), which will require review and comment by the Borough Planning Commission and approval by the Assembly.

Both methods must follow the public participation process as outlined in MSB Chapter 15. New priorities and further revisions should be reflected in an updated or amended comprehensive plan. Also, completed tasks and accomplishments can help the community determine if they are “headed in the right direction.” The community may want to track these accomplishments during the next 20 years and continue to obtain additional community input for future projects or needs.

Comprehensive Plan Recommendations/Special Land Use District Process

The Comprehensive Plan makes recommendations for land use, transportation, and public facilities as well as other topics of concern to the community. The Comprehensive Plan acts as a guideline for the borough (and other state, federal and local entities) to consult and provide recommendations to the Planning Commission, Platting Board, and the Assembly. In the future, the Lazy Mountain Comprehensive Plan may include specific regulations through a Special Land Use District (SPUD). In order to implement the Rural Community Design and Site Specific Design Standards (Appendix D) into MSB code, the community and Assembly would need to approve a Special Land Use District (SPUD). The Special Land Use District planning process is similar to the Comprehensive Planning process.

Appendix A: Community Background

The following table shows the area's employment by industry:

Lazy Mountain - Employment by Industry

Agriculture, Forestry, Fishing & Hunting, Mining:	36
Construction:	126
Manufacturing:	11
Wholesale Trade:	0
Retail Trade:	13
Information:	7
Finance, Insurance, Real Estate, Rental & Leasing:	9
Professional, Scientific, Management, Administrative & Waste Mgmt:	60
Education, Health & Social Services	138
Arts, Entertainment, Recreation, Accommodation & Food Services	37
Other Services (Except Public Admin	0
Public Administration	43

Source: State of Alaska, Department of Labor and Statistics 2000,
[www.http://almis.labor.state.ak.us](http://almis.labor.state.ak.us)

The following table presents a summary of socio-economic information, such as household income, housing characteristics, household types, and household structure types:

Summary of Socio-Economic Information

Income

Per Capita Income:	\$22,789
Median Household Income:	\$46,500
Median Family Income:	\$54,881
Persons in Poverty:	95
Percent Below Poverty:	7.8%

Housing Characteristics

Total Housing Units	465
Occupied Housing (Households):	410
Vacant Housing:	55
Vacant Due to Seasonal Use:	25
Owner-Occupied Housing:	337
Median Value Owned Homes:	\$106,900
Renter-Occupied Housing:	73
Median Rent Paid:	\$659
Total Households	410
Avg. Household Size:	2.82
Family Households:	304
Avg. Family Household Size:	3.30
Non-Family Households:	106
Pop. Living in Households:	1,158
Pop. Living in Group Quarters:	0

Housing Structure Types

Single Family (Detached):	386
Single Family Attached:	7
Duplex:	13
3 or 4 Units:	14
5 to 9 Units:	0
10 to 19 Units:	7
20 plus Units:	0
Trailers/Mobile Homes:	39
Boats/Other Types:	0

The following table shows the Lazy Mountain Population by estimated population growth trends, gender and age, the median age of the community residents, and a breakdown of the population cohort.

Estimated Population Growth Trends

Year	Population
1990	838
2000	1,158
2005	1,347

Geology:

The following soil series have been mapped along the Matanuska River and the foothills of Lazy Mountain: Bodenburg, Doone, Knik, Matanuska, Niklason, Susitna, and Homestead. Bodenburg and Knik soils are well drained and are seldom saturated. Bodenburg, Doone, and Knik soils all have less than 18 percent clay.

The Niklason soils consist of very deep, well drained or moderately well drained soils overlying very gravelly sand. Niklason soils are on stream terraces, flood plains and alluvial fans. Cleared areas of Niklason soils are generally used for cropland and pasture. The principal crops are oats, barley, brome grass, potatoes, and hardy vegetables.

The Matanuska soils consist of deep, well drained soils which are underlain by sand and gravel. The Matanuska soils are found on low terraces and border major rivers and tributary streams. The Homestead series consists of very deep well drained soils that are very shallow to sand and gravel. Homestead soils are found on glacial outwash plains, hill, ridges, escarpements, and moraines.

The Susitna soils consist of very deep and well drained soils that formed on floodplains and low alluvial terraces. Susitna soils are subject to flooding.

Borough Road Traffic Counts, Summer 2005:

The following table includes the following borough maintained streets: Curt Circle, Mars Avenue Olympus Road, Teresa Drive, and Thor Road.

Appendix B: Public Involvement – TO BE COMPLETED WHEN ALL PUBLIC HEARINGS ARE CONDUCTED

Appendix C: Community Survey, Summer 2005

As a first of many approaches of collecting data for the development of a Lazy Mountain Community Comprehensive Plan, the Lazy Mountain Community Planning Team appreciates the initial survey responses from the community.

In summer 2005, with the assistance of the Lazy Mountain Community Planning Team, the Matanuska-Susitna Borough conducted a survey of 582 Lazy Mountain property owners to identify local concerns and values primarily regarding land use, transportation, public facilities, and water/air quality. Surveys were sent via the United States Postal Service and available online at the Matanuska-Susitna Borough planning website. A total of 137 responses were tabulated; with a response rate of nearly 24%.

The information obtained through this public outreach provides an initial understanding of the community's values. This survey is not scientifically valid and these preliminary results are not intended to produce reliable statistical data. It is a means to gauge current public sentiment on particular issues that may help guide the development of a comprehensive plan. It is anticipated that through the planning process, these concerns will be refined. The survey results will not be used as a justification for policy decisions, but instead is one of many parts of an extensive public participation process, that will eventually result in a community-based plan.

Overview

Survey results point to a recognition among the Lazy Mountain community to safeguard values that protect the existing quality of life. Scenic views, country living, agricultural activities, access to local trails and recreational areas, and privacy are high priorities for most survey respondents. While some respondents prefer to have no government assistance, many recognize the government's and the community's role in creating an attractive, liveable community for the future.

Density, Lot Size, Land Use, and Public Facilities

Respondents were also asked about preferred density, lot size, and land use types (residential, industrial, commercial). Overall, little support was shown for increasing residential densities, developing industrial areas, establishing commercial nodes, or installing or building public facilities (water, sewer, utilities, parks, schools). However, limited commercial development along the Old Glenn Highway was indicated by many respondents as a possible area for commercial growth. Most respondents did not want to encourage rapid population growth on Lazy Mountain, but favored minimal (0-1% or 0-75 people) to no population growth.

Minimum lot sizes above the current MSB standards of 40,000 square feet (.92 acres) for on-site well and septic, 20,000 square feet when either community well or septic is provided, and/or 7,200 square feet if community water and sewer is provided, was also desired by most respondents. Several comments indicated that respondents did not feel comfortable determining the lot size or number of structures that could be on neighboring properties.

Transportation/Trails

In general, respondents were split on improving or expanding the existing road system, believed road maintenance was adequate, and encouraged access to public lands. Yet, when asked later in the survey about road improvements, a large majority indicated that road improvements were needed.

Road and trail improvements that residents wanted largely focused on paving and pathway upgrades to Clark-Wolverine. On many areas of Lazy Mountain, respondents requested no road improvements. However, traffic congestion and traffic levels remained a concern for a majority of the respondents.

Overwhelming support for trail and recreational opportunities was shown. Residents enjoy the ability to use public trailheads and would like to see improvements to the existing trail system. Respondents did not indicate a need for additional or new recreational trails.

Agricultural/Environment

It was clear that respondents continue to actively support existing agricultural operations, and would like to preserve water quality, air quality, and protect lakes and wetlands. Scenic view and view shed was also highly valued by community residents. A large majority of responses also indicated the need to identify and protect wildlife/habitat corridors on Lazy Mountain. Limiting noise, the size of signs and lighting was also favored by respondents.

Survey Results

In general, the survey results indicate:

- Overall, a large portion of the respondents indicated that public facilities were not needed (Water, Sewer, Utilities, Schools, Parks, Community Center, Telephone, Natural Gas, T.V./Satellite).

Transportation/Trails

- Nearly half indicated that they supported access to public lands.
- About half said that road improvements were needed. A similar question posed later in the survey indicated that about half of the respondents felt road improvements were not needed with nearly a third having no answer.

Agricultural/Environment

- Nearly everyone agreed that they liked the rural atmosphere of Lazy Mountain. Equally, almost all of the respondents stated that their community was a good place to live.
- Over half stated that the quality and quantity of their water supply was adequate.
- Nearly all of the respondents agreed that their septic system was adequate.

- Almost all of the respondents felt protecting the water quality was important.
- Over half of the respondents indicated that lakes and wetlands should be protected.

While these survey results do not provide precise answers to all of the questions facing the community, such as future growth patterns and possible impacts to land use, transportation, and public facilities, they do provide residents an indication of what issues the Lazy Mountain area may face in the coming years and how residents may want to address them.

These survey results along with additional community and public input will be used to develop reasonable, practical goals that will form the foundation for developing the Lazy Mountain Comprehensive Plan.

Appendix D: Rural Community and Site Specific Design Standards

Rural Community Design

Rural Community Design encourages protecting natural areas, providing opportunities for recreation, maintaining habitats, preserving scenic views, and enhancing community open space networks. Rural Community Design principles are as follows:

- Density neutral – there is no overall loss of buildable units. The building footprint is reduced, while allowing for the same density;
- Conserves more open space by reconfiguring lots to meet the site constraints and permits flexible lot design standards;
- Protects a natural landscape and drainage system;
- Reduces impervious surface areas by maintaining open space;
- Implements sustainable stormwater management and low impact development techniques.

Site Specific Design Standards

To encourage quality development, the physical characteristics of the land should be considered. These characteristics include: topography, soils, water quality, water availability, slopes, buffers, erosion, sediment control, drainage, lighting, noise, signs, and the viewshed.

- Topography
 - Site development should be fitted to the topography to create the least potential for vegetation loss and site disturbance.
 - Developers should be encouraged to use land compatible site designs to fit the topography and features of the natural landscape.
 - Minimal grading is encouraged; substantial alteration of the existing site landscape is discouraged.
 - Vegetation removal should be limited to the amount necessary for the site development.
 - Site design should minimize the disturbance and loss of vegetation.
- Soils
 - Minimum lot sizes are acceptable where soil quality and drainage is good; lots should be larger where soil quality and drainage is poor.
 - Soil stabilization during construction is encouraged.

- Water Quality

- Site designs that maintain natural drainage patterns and watercourses (seasonal or constant) are encouraged.
- Alterations to natural drainage patterns that create flooding or degradation in water quality or water availability are discouraged.
- Soil stabilization during construction is encouraged.
- Preserve a partial buffer of continuous, undisturbed vegetation along the development's shoreline or stream bank.
- Avoid adding fill material to lakeshore, streams, or wetland areas.
- Use landscaping practices that will reduce degradation of waterbodies.
- Minimize impervious surfaces on shoreline lots.
- Maintain a setback from the water's edge for additional permanent or accessory buildings; driveways, roads, or impervious surfaces; livestock or dog quarters or yards; manure or compost piles; long-term vehicle or equipment storage.
- Best available technology for septic systems and wells should be encouraged.
- Wells and springs shall not be located in areas where surface water may pond or flow around it, or in areas that are prone to flooding.
- Proper disposal of wastewater is required.

- Water Availability

Water Supply Certification: Developers are encouraged to provide the following documents in order to certify that adequate water is available. This certification should be performed by an engineer or engineer's representative.

- For domestic use, a water system should be able to produce an adequate supply;
 - A well log showing quantity;
 - A pump test, air test or bailer test, independently performed by qualified party is recommended.
 - Water samples are recommended.

- Slopes

- Development is encouraged on level ground or gentle slopes, usually less than 10%. Residential sites are relatively flat and generally have less than 5% slope, and often not more than 10% slope.

- Buffers

- Natural areas and buffers are encouraged and should be preserved on the site, including native vegetation, wetlands, natural floodplain storage, or other valuable environmental and biological resources, such as wildlife corridors.
- Buffer protection is encouraged to protect community resources. These areas should be designed for passive use and preserved to extend existing open space and natural areas.
- Vegetative buffers between buildings and lots are encouraged to maintain privacy, ensure compatibility, and reduce potential impacts to adjacent properties from noise, lighting, or parking, etc.
- Developers are encouraged to interconnect natural areas with open space areas and trails on abutting parcels where possible and appropriate.

- Erosion, Sediment Control

It is recommended that developers implement these site design standards to limit erosion:

- Provide temporary vegetation sufficient to stabilize the soil on all disturbed areas to prevent soil erosion.
- Preserve healthy, native vegetation to the extent possible and reduce clearing of all native vegetation from the entire lot.
- New planting should be given sufficient water and fertilizer to ensure re-establishment.
- Minimize impervious surfaces.
- Provide vegetative buffers to minimize any runoff from fertilizers, or other chemicals.

- Drainage

A drainage plan is recommended for all proposed site development. A drainage plan should be prepared by an engineer registered to practice in Alaska.

- Developers are encouraged to reduce the quantity and improve the quality of stormwater runoff from the proposed development.

- Proposed development should provide on-lot retention of drainage.
- Implement Best Management Practices for Stormwater Runoff, such as swales, infiltration trenches, and cluster development.
- Lighting
 - Developers are encouraged to have all sources of illumination directed downward and, when necessary, shielded so as not to produce directed glare on adjacent properties.
- Noise
 - Limit maximum noise levels as discernable on adjoining properties.
- Signs
 - Signs should be modest in size and not interfere with the view of the surrounding properties and scenic areas.
- Viewshed
 - To protect the scenic values on Lazy Mountain and the associated views, tall or large structures and other similar construction that blocks the view of the mountains, and other natural features is discouraged.



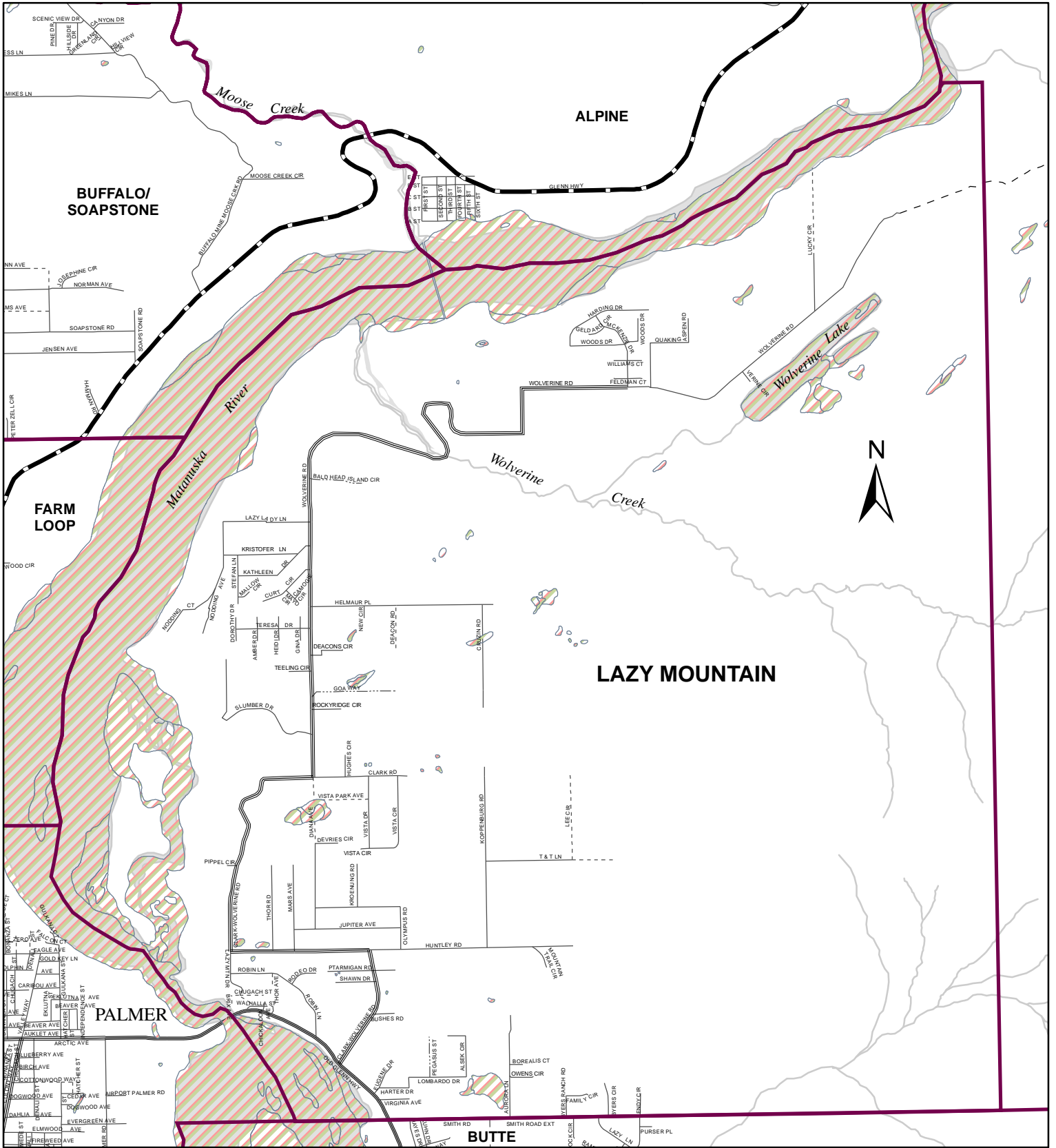
HOW CAN YOU HELP PROTECT WATER QUALITY?

Voluntary Best Management Practices For Development around Waterbodies


Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> • Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. • Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> • Limit to maximum of 25% of lot area. • Minimize as much as possible within 75 feet of the water's edge. 	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> • Test soils to see if fertilizers are needed and use sparingly. • Design a smaller lawn to reduce fertilizer use. • Use native species that grow well without fertilizer. • Avoid fertilizer use completely within 50 feet of the water's edge. 	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water's edge for:</p> <ul style="list-style-type: none"> • Additional permanent or accessory buildings. • Driveways, roads and other impervious surfaces. • Livestock or dog quarters or yards. • Manure or compost piles. • Long-term vehicle or equipment storage. <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 745-9851.

WETLANDS



Legend


 Community Council Boundary

 Wetlands


Road Classifications


 Highway

 Major

 Medium

 Minor

 Primitive

 Private

 Not Const'd

0 0.25 0.5 1 Miles



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