

Draft Point MacKenzie Town Site  
Conceptual Master Plan



*Comments*

Site was NOT approved by Point MacKenzie Community Council, only agreed to look at proposed project.

Too many problems on this project to list on one page. Community members adamantly oppose this plan. Our community will be

investigating all of the project.

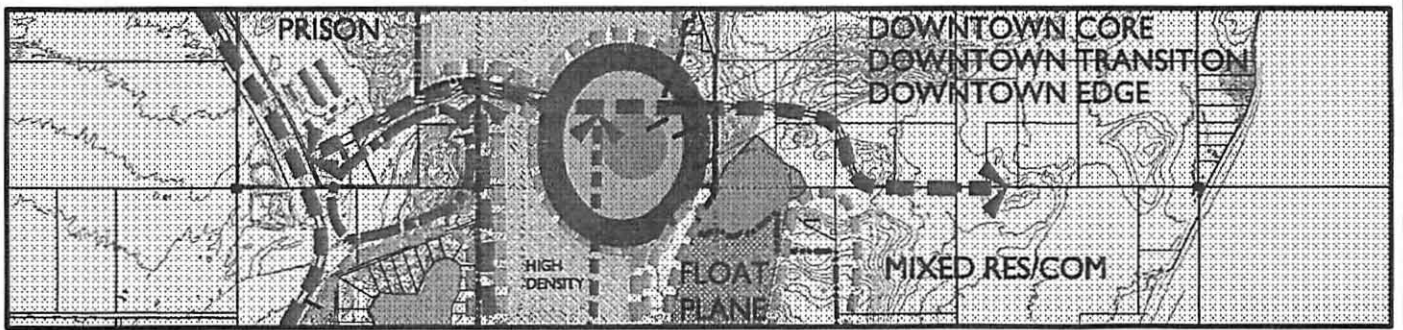
The Matsugov Borough has NOT been

fiscally or environmentally responsible

We are looking for your comments. Please mail them to the address above, or fax them to (907) 745-9876.

Comments are due by **July 31, 2013.**

Questions? Contact Planner Emerson Krueger at 745-9526, or by email at [ekrueger@matsugov.us](mailto:ekrueger@matsugov.us).



Our community has grown weary of promises made on projects that either was costly (prison) or projects that were costly and did not come into fruition (ferries)

There are problems in the Point Mackenzie area that need to be addressed before the Matsu Borough pursues additional projects that

1. They have no money for
2. Trying to sell public property to re-colp funds for mistakes made out here already.
3. Development should be in private sector.

Draft Point MacKenzie Town Site  
Conceptual Master Plan



*Comments*

A) Has the Borough considered retaining ownership of some of the last remaining public lands for the future

1. Fire Stations

2. Schools

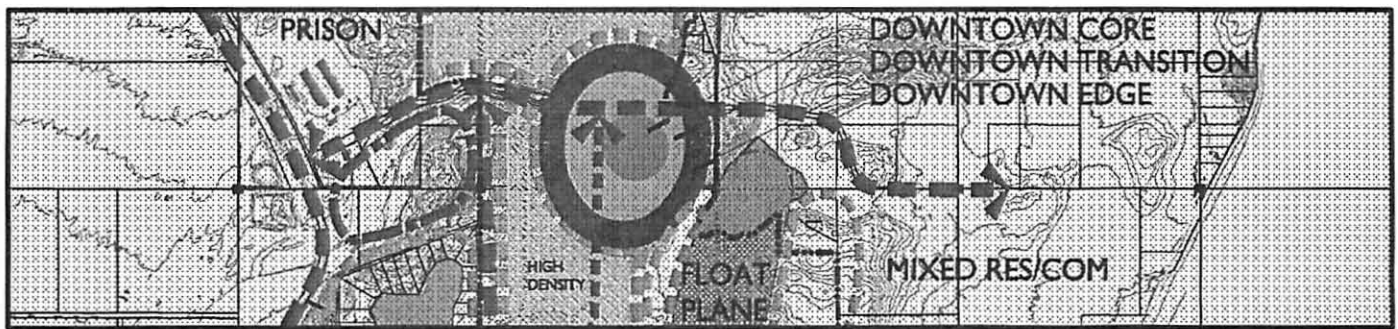
3. public library

B) Has the Borough considered that covenants can and have been broken and ~~may~~ retaining ownership of a Green belt & wildlife corridor <sup>may be a better option</sup>

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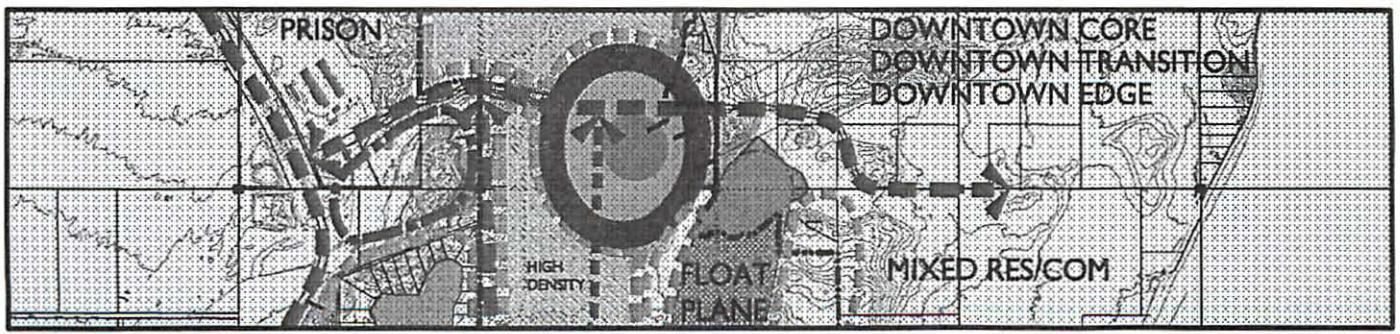


*Comments*

1. Would like to see environmental impact studies!
2. Concerned about Grey Horn Owls, Swans and protected species
3. Worried about water shed and the impact on Goose Bay Refuge and Lusitna Flats.
4. Concerned about a town next to a prison!
5. Property tax increase??

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# Draft Point MacKenzie Town Site Conceptual Master Plan



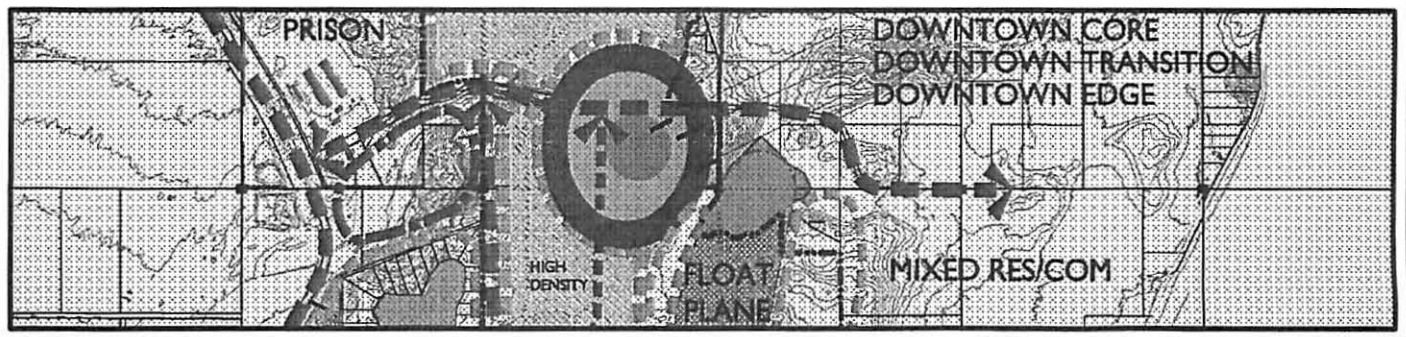
## Comments

- 1) Request that ALL property owners in the PT. MacKenzie Community Council area receive all mailings regarding the proposed townsite.
- 2) Request that a community committee be formed immediately, ~~with~~ through the Comm. Council
- 3) Request a colored topo map of land, features, both game refuges & wild life corridor, drainages etc. with a black & white overlay of Conceptual townsite

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RECEIVED

JUN 25 2013

MATANUSKA COUNTY BOROUGH  
PLANNING COMMISSION

# Draft Point MacKenzie Town Site Conceptual Master Plan



## Comments

Town site was noted elsewhere.

I can see your building sub-divisions  
or housing for prison employees' spouse  
family. But as far as a Middle Town site

It should be closer to the T intersection.

The residence area can have wells, septic,  
electric. The School, Library, Stores

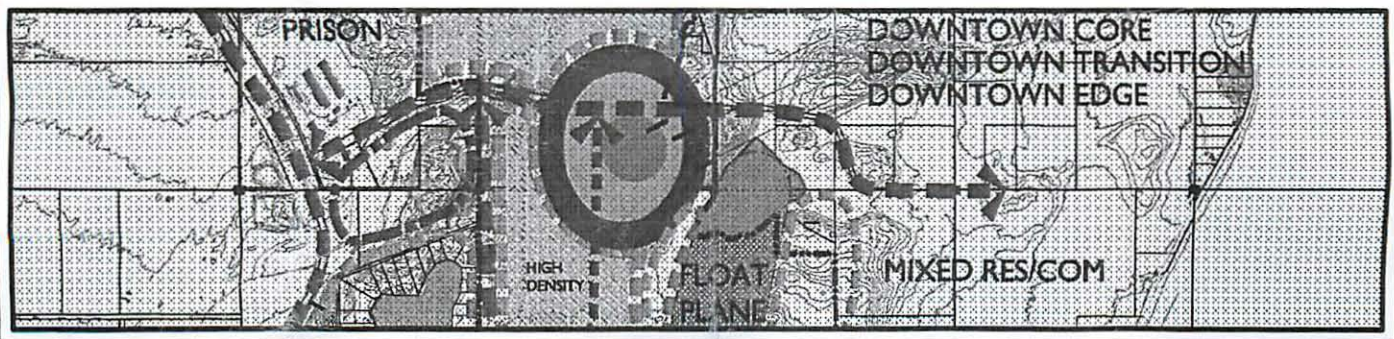
clinic can be in the town site. You

might put a Fire station near the housing  
and a branch of post office. Schools can be

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half way between the town site & residence area  
as well as a hospital.

## Emerson Krueger

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**From:** [REDACTED]  
**Sent:** Monday, July 01, 2013 1:52 PM  
**To:** Emerson Krueger  
**Subject:** Draft Point MacKenzie Town Site

7/1/2013

Dear Mr. Krueger,

As a cabin and property owner on Twin Island Lake, I am certain that this Town Site will impact our recreational community negatively, in addition to impacting the game refuge and watershed to the east of our lakes. The prison is 3 miles away from our family's cabins and the high traffic area has already begun to impact the pristine area that surrounds us. We regularly pick up trash around the parking areas and trails so our private area stays clean and safe for our children.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Emerson Krueger

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**From:**  
**Sent:** Wednesday, July 03, 2013 5:18 PM  
**To:** Emerson Krueger  
**Subject:** Town site

Mr. Krueger:

My wife and I oppose the Pt. Mac. Townsite as another ill-conceived Borough boondoggle and waste of money. (Hovercraft, farms, both huge wastes of money) and the prison. Do not proceed with another waste of funds.



## Emerson Krueger

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**From:** [REDACTED]  
**Sent:** Thursday, July 04, 2013 10:27 AM  
**To:** Emerson Krueger  
**Subject:** Public Comment on Draft Point MacKenzie Town Site

Emerson,

I think that the master plan should include the dedicated "farm" land that is adjacent to the current master plan. This area will someday need to have the deed restrictions removed and it would be great to master plan it now.

[REDACTED]

## Emerson Krueger

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**From:**  
**Sent:** Tuesday, July 09, 2013 10:29 PM  
**To:** Emerson Krueger  
**Cc:**  
**Subject:** Re: Update on Pt Mac Town Site

Good evening Emerson,

First of all I want to thank you for your hard work on the Pt MacKenzie Town Site project. As a member of the Pt MacKenzie Comprehensive Plan, it is rewarding to see the support by the Borough and the ongoing process. I have an interest in continuing my involvement with the Comprehensive Plan and the Town Site project. My parents, \_\_\_\_\_ and \_\_\_\_\_ homesteaded in this area in 1959, in addition I am a property owner as well. I attended the meeting in which you provided an overview of the townsite. I understand the need for a plan to support the long term viability of the Pt Mackenzie Town Site.

I shared with you my concern at the Town Site overview meeting and wanted to follow up with an email.

The Borough may consider to support the local land owners, who can contribute to the future development of this area, by providing a method to obtain gravel. I am speaking of a mechanism for the land owners to purchase gravel to improve and develop roads. Speaking on my own behalf, I have the ability to load and haul gravel to upgrade roads and would use my own equipment to keep the cost down. Ideally, a method to obtain the gravel and pay for the gravel on a per yard basis would be excellent.

I realize this idea has negative sides and there would need to be rules in place to ensure the Borough was compensated for its resource. The area surrounding the proposed Town Site was homesteaded and the roads were built by pioneers. This same "can do" and pioneer attitude exists with many of the land owners today. Any development of this area needs to have a component to support the private land owners for current and future development, much like the support land owners have provided for this project. The most immediate need, in my opinion, is an accessible and affordable gravel source.

I look forward to continuing this conversation.

Thanks,

On Jul 2, 2013, at 4:57 PM, Emerson Krueger <[Emerson.Krueger@matsugov.us](mailto:Emerson.Krueger@matsugov.us)> wrote:

Greetings,

A new map has been posted to the Pt MacKenzie Town Site project webpage that illustrates the location of the proposed town site in relation to the Ag District, the Port District, and KGB Road.

<http://www.matsugov.us/planning/borough-plans/projects/678-point-mackenzie-town-site>

Have a great day,

Emerson Krueger  
MSB Planner  
907-745-9526

RECEIVED

JUL 10 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

# Fax

To: Mat Su Planning Department

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Fax: 907-745-9876                      Pages:

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Phone:                                      Date: July 2, 2013

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Re: Point MacKenzie Town Site      CC:

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Urgent       For Review       Please Comment       Please Reply       Please Recycle

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I believe you are making a BIG mistake placing the town site off a main road. People will not go to the site until you have a large population to draw on. All you have to do is look at the development of Wasilla to see how it grew. I know that the road through Wasilla is a problem now, but that can be solved by changing the road that goes through the town.

Look at Girdwood since the 64 earthquake. The town site was changed to where it is now, off the main road. It has been 50 years trying to grow. There has been very little growth. Most of the demand for retail or eating places have been where the traffic is at. This would be at the Alyeska Hotel area or the main highway that turns into Girdwood. The new Point MacKenzie Town site needs to be where it can be easily seen and have immediate access from a main road.

July 17, 2013

Matanuska Susitna Borough Planning  
Attn: Emerson Krueger  
350 E. Dahlia Ave.  
Palmer, AK 99645

VIA FACSIMILE AND FIRST CLASS MAIL

Re: Point MacKenzie Town Site Conceptual Master Plan, Comments

Dear Mr. Krueger,

I am writing to respectfully register my strong opposition to the Matanuska Susitna Borough's ("MSB") conceptual plan to develop a "high density" residential and "downtown core" planned community adjacent to the Goose Creek Correctional Center off Alsop Road in Point MacKenzie. As a property owner on nearby Lost Lake, I am confident that we will be materially adversely impacted by the development as proposed in the MSB's conceptual plan.

As a third generation member of a family that has owned property along Lost Lake, it goes without saying that I have a strong personal connection with the area. A single afternoon on a lake in the region is all it takes to appreciate the inherent natural beauty of the area, as well as its rich resources as an agricultural, recreational, fishing, hunting and sporting locale. The proposed development of a high density town, complete with multi-family development, a hotel, police station, health clinic, schools, etc., is not in keeping with its past or existing condition and, I believe will have an adverse impact on existing agricultural, recreational and sporting activity in the area, not to mention an adverse environmental effect on local water, wildlife and vegetation. In short, it would appear that the MSB intends to level the area as it exists today, with little or no regard to those existing community members, all in the name of progress.

I am sensitive to the fact that a strong Alaska requires continued development and growth, which means all of us have to accept the fact that new development may come to our own back yards. We cannot all take on the mantle of being a "NIMBY" loyalist, or economic growth in Alaska will come to a halt. At the same time, strong, vibrant development must be rooted in rational, well-conceived planning, and I struggle to understand how this town site meets that criteria.

It seems rich with irony that, with the erection of the Goose Creek Correctional Center, a facility housed with inmates who were incapable of, or uninterested in, living within a

conventional community or society, we must now build a conventional community around them. The very rationale for citing the Goose Creek Correctional facility where it is now is that no one in the more densely populated areas of Anchorage or the MSB wanted it in his or her backyard. Thus, a remote location was selected. But now that it has been built, the MSB planning board seems to think that "other" people<sup>1</sup> WILL want to move to this new, yet-to-be built community precisely because it DOES have a prison in its backyard. I fail to follow the logic.

With a high density planned community, stresses on the local environment will surely come. We should expect traffic, noise, water and air pollution, not to mention crime (why else the police station?), to increase materially in a region that has provided a reprieve to the citizens of Wasilla, Palmer, Anchorage and other existing densely populated areas seeking accessible space to pursue their sport and recreation. Before the MSB plows ahead, it should ask itself what it would lose with this development. I would argue plenty.

Thank you, Mr. Krueger, for your time and consideration. I have limited expectation that my letter will sway the opinion of the MSB's planning body, but my hope is that someone will read it and realize this planned development makes no sense from ecological, economic or strategic planning purposes. Development will surely come to the area over time, but before we run roughshod over the natural resources implicit at Point MacKenzie, I would ask that the proposers of this plan pause to see if those resources can be celebrated today and protected for future generations.

I am reachable by email (above) should you have any questions or seek additional comment. Again, thank you.

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<sup>1</sup> I would hazard that even many correctional officers recognize the challenges of owning property and living adjacent to their workplace. But then, perhaps the MSB envisions a transient workforce of renters with little or no vested interest in the community, another serious, potential concern.

## Comments on Draft Pt. MacKenzie Town Site Conceptual Master Plan

Monday, July 29, 13

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JUL 30 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

I think the overall plan for the prison town site plan is a bad idea.

Why would anyone be interested in living in and investing dollars in a "prison town"? The idea that someone would be interested in living in a new town that surrounds a maximum security prison is really quite absurd. High density housing built in this area would lower all the surrounding neighborhood land values creating what is most certainly a future slum.

I am a property owner and Borough tax payer with two lots on Lost Lake. Lost lake is a beautiful rural lake that has attracted my family and our neighbors because of its remoteness and its natural beauty. Our neighbor to the South, Twin Island Lake, is quite similar. We have nice and valuable lakeside properties with quality homes and remote cabins built on the lake. The master town site plan currently calls for industrial and high-density housing surrounding our northern and eastern shores. Why would you want to take some of the most valuable property in this area and surround it by some of what would become the lowest value property? There is no question that the quality of life on Lost Lake and the property values would be decreased if the new prison slum is built bordering our lake.

Home owners in this area desire larger lots and enjoy the remoteness and beauty of rural living. High-density housing and industrial development is not consistent with the mix of uses already in the area.

Please consider your current tax base living on Lost Lake and do not build this town site. It will only bring trouble and crime to this beautiful area and lower everyone's property values.

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JUL 22 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

July 18, 2013

Lauren Driscoll  
Chief Planner  
Matanuska-Susitna Borough  
350 E. Dahlia  
Palmer, AK 99645

RE: Alsop Road Town Site

Dear Ms. Driscoll:

The Point MacKenzie Community Council conducted a special general membership meeting on July 10, 2013 to discuss the borough's plans to develop a town site in the area adjacent to the Goose Creek Correctional Center.

The recreational and environmental resources in the area have been of vital interest to the community for many years. Protection of the watershed and wildlife corridor between Goose Bay State Game Refuge and Susitna Flats State Game Refuge have been a high priority for our community. With the development of the port, railroad project, prison, and now a proposed town site, our community is very concerned that this vital drainage and wildlife corridor may be severely impacted unless adequate measures are taken to insure this area is protected.

In response, the council passed a motion requesting the borough cease planning efforts until proper studies and information is gathered to protect this resource. We encourage including appropriate entities to provide input on how to protect this vital area before further planning is undertaken. Thank you.

Sincerely, *Jammy Hoenauf for*  
*Roger Riddell*  
Roger "Toby" Riddell  
President

cc: John Moosey, MSB Manager  
Borough Assembly

RECEIVED

AUG 1 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION



FedEx Kinko's is now FedEx Office

# Fax Cover Sheet

Date 7-31-2013

Number of pages 3 (including cover page)

## To:

Name E Kraeger

Company Mat Su Borough

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

## From:

Name PT Mackenzie

Company land owners

Telephone \_\_\_\_\_

Comments to 745-9876



7 90363 00711 1  
Fax - Local Send



7 90363 00714 2  
Fax - Domestic Send



7 90363 00720 3  
Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339



# Draft Point MacKenzie Town Site Conceptual Master Plan

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AUG 1 2013



MUSKA SUSITNA BOROUGH  
PLANNING DIVISION

already  
negative to  
rec. properties  
since prison got built

## Comments

GENERAL OPPOSITION TO: PROXIMITY TO

PRISON, PROXIMITY TO THE CHOICE RECREATIONAL

PROPERTIES, PROXIMITY TO MAIN ROAD, DYPDSE  
(LOST LAKE & TWIN ISLAND LAKE)

HIGH DENSITY HOUSING, POTENTIAL

NEGATIVE IMPACT ON WATER SHED THAT

GRAVES REC PROPERTIES & OTHER CLOSE LANDS.

ISN'T THERE ANOTHER SITE FURTHER FROM THE

PRISON AND REC PROPERTIES?? LOOKING AHEAD

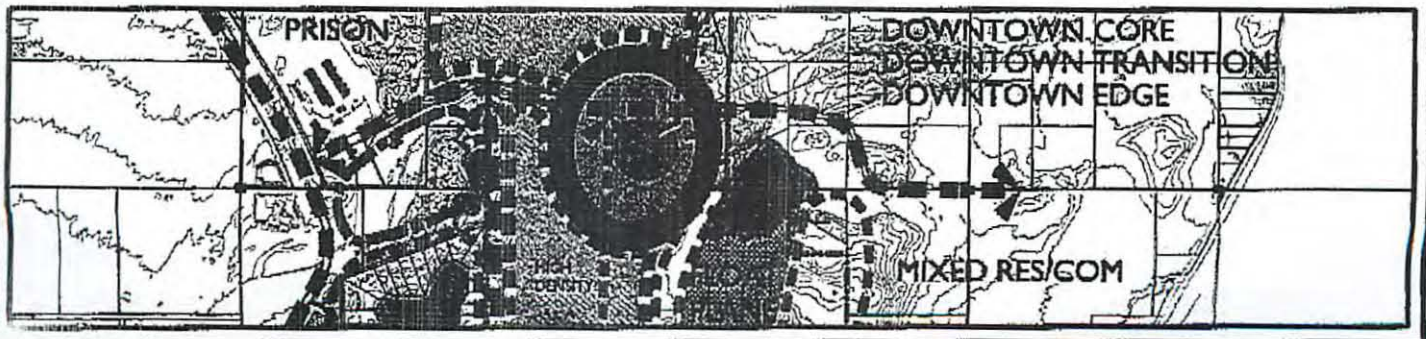
IS GOOD, BUT DYPDSE <sup>AND</sup> HIGH DENSITY ~~HOUSING~~ <sup>HOUSING</sup>

PROPOSED FOR THIS LOCATION.

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# Draft Point MacKenzie Town Site Conceptual Master Plan

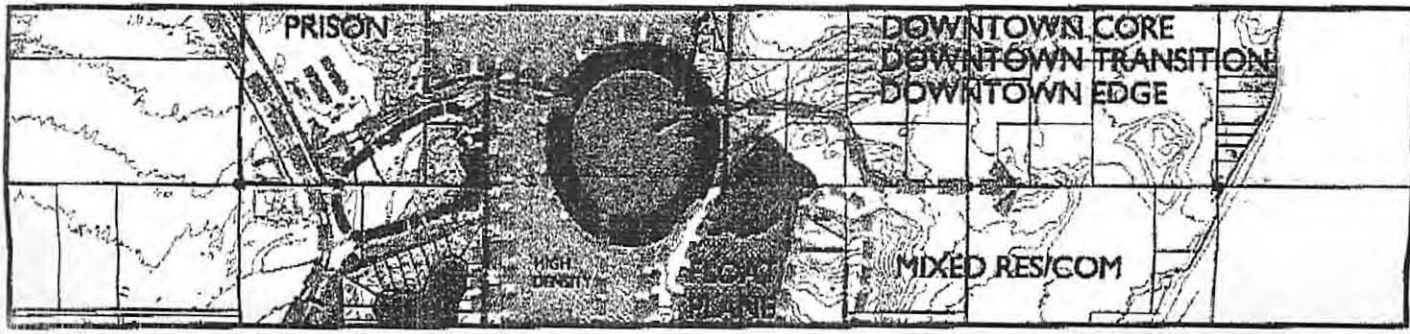


## Comments

I AM OPPOSED TO ANY BUILDING THAT  
 CARRIES THE WORD "HIGH DENSITY", THIS  
 IS RECREATIONAL PROPERTY AND I FAIL  
 TO SEE THE REASON FOR THIS KIND OF  
 HOUSING. I HAVE CONCERNS ABOUT THE  
 WATER SHED WITH THIS KIND OF PROPOSAL.  
 THE QUIET ENJOYMENT OF THIS AREA  
 WILL BE PERMANENTLY AFFECTED IN A  
 NEGATIVE WAY. NO THANKS. PRISON &  
 RAILROAD ARE ENOUGH!!!

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JUL 31 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

## Draft Point MacKenzie Town Site Conceptual Master Plan



### *Comments*

Dear Mat-Su Borough Planning Commission;

July 31, 2013

I am a property owner at Lost Lake in Point MacKenzie, and I would like to express my objection to the proposed "Town Site" off Alsop Road.

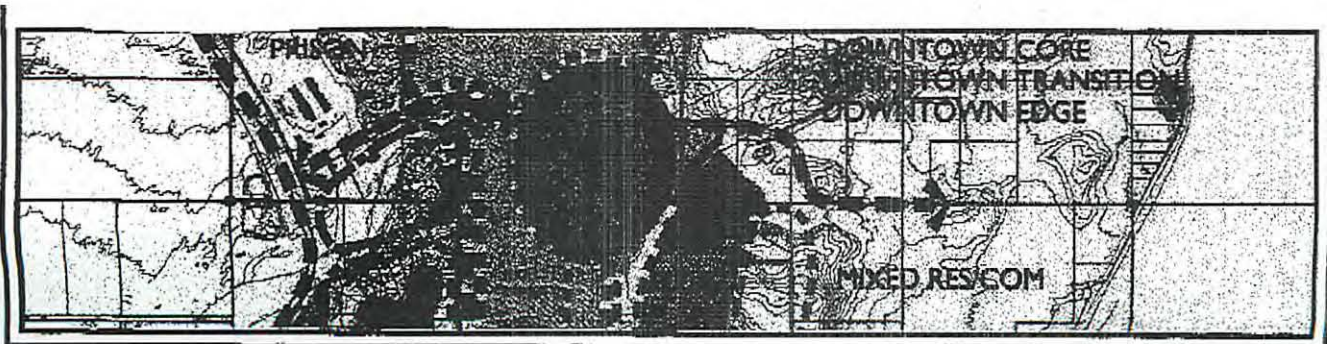
The two maps that are on your website indicate that there will be some kind of development abutting the boundary of the property that I own. It is unclear whether it will be "High Density" housing or "Industrial" use, but I would rather have neither in "My Back Yard".

The area in question is very rural and used extensively for wildlife viewing, hunting and recreating. I do not believe that there is any need for a community stuffed in the area of which you are referring to. It is too far from water sources, and people working at the prison will not want to live essentially across the street. Who will want to live there?

I also don't see how it is feasibly possible to build all of this – this would take years and tons of money – money tax payers will be very upset about paying.

Thank you for your consideration of my objection,

A Concerned Property Owner



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JUL 30 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

July 28, 2013

Planning and Land Use Division  
Matanuska Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645

Attn: Emerson Krueger, Planner

Re: Proposed Point MacKenzie Town Site

VIA FAX 7/28/13 (original sent via USPS)

Dear Mr. Krueger:

Please consider this correspondence the Hughes Family's comments specific to the above-referenced town site proposal. Our family owns Block 2, Lot 2 of Terrane Terrace located on Lost Lake. The parcel was secured by my father, John C. Hughes, from the State of Alaska, Department of Natural Resources, Divisions of Land on October 26, 1967. The family's interest in Lost Lake began in the 1950's when we were fortunate to spend several years visiting friends on the lake. The memories of those days are still cherished by our family members.

As a lawyer who practiced for many years in the area of land use, specifically eminent domain, and former Anchorage Municipal

**Attorney, the town site proposal appears ill-conceived, poorly researched, violative of the precepts of the Point MacKenzie Comprehensive Plan and a threat to the many property owners who acquired property on Point MacKenzie for “private recreation”.**

**The proposed town site is plopped in the midst of the Mule Creek/ East Refuge Link. It borders the Goose Bay State Game Refuge Hub. The wetlands, wildlife corridors, streams, and refuges of Point MacKenzie are legendary and highly valued by Alaskans. It also borders the private residences on Lost Lake. From the documents and maps available, there appears no rationale for the exact location or size of the town site other than it is “near” the much-debated Goose Bay Correctional Center (referenced in the Matanuska-Susitna Borough Resolution Serial No. 13-007 adopted on January 15, 2013).**

**The aforementioned resolution relies on the construction of the very controversial Knik Arm Bridge to support a necessity for a town site. As much documentation relative to the fragile nature of Cook Inlet reflects, the US Army Corps of Engineers is very much aware of the rapidly developing shoal in the Inlet. At the time Port MacKenzie was constructed the Corps was neither provided data nor did it anticipate the grave consequences to flow and sediment patterns in the Inlet. In 2003, in a much more extensive analysis of the proposed Knik Arm Bridge, the Corps, via a tabletop and mathematical model, determined that the proposed bridge “would change the flow pattern to the point that it raised red flags that it might increase the flow velocity to the point it could cause problems” (Steve Boardman, US Army Corps of Engineers). Meanwhile, the Corps dredges the shipping channel (through which millions of tons of cargo to Alaskans arrive at the Port of Anchorage) between Fire Island and Port MacKenzie continuously...an estimated 300,000 cubic yards of material annually. Lastly, to rely on such construction presupposes that the bridge will find an easterly resting point in the Municipality**

of Anchorage. As recent history demonstrates, such assumptions did not produce a ferry terminus for the *M/V Susitna* and may not yield an easterly approach for the proposed Knik Arm Bridge. They do cost taxpayers millions of dollars. The rationale for any “need” for a town site is speculative at best.

The basic concepts of land-use planning stress the importance of not impairing the existing land uses but rather encouraging and assisting land users in selecting options that increase their use of land, are sustainable and meet the needs of society. The proposed town site fails to meet those laudable expectations. Its damage to the wetlands, wildlife corridors, streams and refuges of Point MacKenzie is immeasurable. The destruction of the use and quite enjoyment of private property which has been used for over sixty years is unforgivable. The Lost Lake property was granted by the State of Alaska to Alaskans for “private recreation”. That use is trampled by a town site which promotes urban activity and an undefined “high density” housing area adjacent and upstream of Lost Lake and the MacKenzie Game Refuge and bisects the Mule Creek/East Refuge Link. The two land uses are incompatible.

The Alsop Town Site presentation, “Connecting People—Creating Places”, ignores its location adjacent to the Goose Bay Correctional Center, a medium-security prison of 1,536 beds and 350 administrative personnel on a 150-acre campus. If a town site on Point MacKenzie were indeed necessary for future residential housing, its location should not be dictated by a need to politically salvage a \$20 million water and sewer treatment facility but, to the contrary, would be governed by the principles espoused in the Point MacKenzie Comprehensive Plan adopted in July 2011.

**Within the Point MacKenzie Comprehensive Plan, beginning on page 12, the Matanuska Susitna Borough recognizes private recreation as integral to Point MacKenzie:**

Residents in Point MacKenzie enjoy the many amenities the area offers, such as the quiet rural atmosphere; clean air and water; easy accessibility to public land, lakes and rivers; trails and recreational opportunities; and abundance of wildlife. Retaining and protecting these amenities and their connectivity is foremost in the minds of residents. In order to provide this protection, it is important to identify the existing features and offer suggestions for methods to retain them. This chapter addresses parks and public recreation sites, trails and public access, and green infrastructure, and the interconnectivity of wildlife corridors, recreational trails, forests, wetlands, waterways, parks, open spaces, and other natural areas. The community recognizes the need for green infrastructure.

**At page 18, the Point MacKenize Comprehensive Plan mandates water quality and watershed protection:**

The population of our community and the borough relies on surface and ground water for drinking water, magnifying the importance of watershed protection. The community supports enforcement of the clean water act.

The Point MacKenzie Community Council boundary includes a portion of the Little Susitna River Watershed, a portion of the Fish Creek Watershed, and all of an unnamed watershed. Assessments of these watersheds were not available during the drafting of this plan. The Little Susitna River and Fish Creek watersheds are not completely contained within the Point MacKenzie Community and are affected by activities and development policies of neighboring and up-gradient communities.

The Little Susitna River Watershed includes areas of the Big Lake, Meadow Lakes, and Willow Community Councils. The Fish Creek Watershed includes areas of the Big Lake, Meadow Lakes, Willow, Fishhook Tanaina, South Lakes, and Kink-Fairview Community Councils. These nearby communities are encouraged to adopt and implement the goals presented in this chapter to help protect the water resources of the Point MacKenzie Community, as well as their own.

A number of voluntary and regulatory strategies can be used to preserve and restore watershed resources.

Effective management of watersheds will require the community's recognition of it as a complex issue. Communities typically include a cursory inventory of water bodies and wetlands with a comprehensive plan. To be effective, watershed issues must receive more serious attention as a part of land use planning. The current resources should be analyzed with respect to the expected pressure for development in coming years. Based on this information, planners can work with the public to establish goals, objectives, and policies for the plan, and then suggest alternative, more suitable locations for expected growth or qualitative changes in the types of growth allowed. Less direct, comprehensive plans also may identify areas where development and redevelopment can be encouraged. Borough lands south of the Goose Bay State Game Refuge and the wildlife corridor are significant drainages for both the Goose Bay and Susitna Flats State Game Refuges.

**The proposed Point MacKenzie Town Site not only fails to satisfy the objectives of the Point MacKenzie Comprehensive Plan, particularly in the areas of recreation and watershed management, it damages the private uses of the land that have existed at Lost Lake since prior to the statehood of Alaska and the creation of the Matanuska Susitna Borough.**

**Our family opposes the Point MacKenzie Town Site proposal developed by the Matanuska Susitna Borough.**



RECEIVED

JUL 22 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

July 15, 2013

Matanuska Susitna Borough Planning  
Attn: Emerson Krueger  
350 E. Dahlia Ave.  
Palmer, AK 99645

Re: Point MacKenzie Town Site Conceptual Mater Plan, Comments

Dear Mr. Krueger,

My father bought a cabin from a native trapper and builder, Jonny Parks, on Lost Lake, located in the MacKenzie Point area, in 1945. At that time there were only four cabin sites on Lost Lake, reachable only by small aircraft. The original cabin has since been replaced and is still owned by family members along with another Johnny Parks cabin that I own with my adult children. I now live in Connecticut, yet I return to Alaska often and always find my way back to Lost Lake, summer and winter. Most of my family still lives in Anchorage and four generations have listened to the call of the loon, the bugling of the moose, the distinctive squawks of migrating birds, and relished the inherent beauty of the Alaskan wilderness.

Progress dictates that MacMenzie Point will not stay as it was in 1945. It already has been altered significantly with the paved road, the underpinnings of a new rail line, and the construction of the Goose Creek Correctional Center one mile from Lost Lake. However, this area is still an ecological treasure for flora and fauna with much marsh land that should not be drained, and a natural habitat for moose, bear, porcupine, beaver and many other animal species.

I am writing to respectfully register my strong objection to the Matanuska Susitna Borough's ("MSB") conceptual plan to develop a "high density" residential and "downtown core" planned community adjacent to the Goose Creek Correctional Center off Alsop Road in Point MacKenzie. If the purpose of constructing this correctional center far from Anchorage and Wasilla was because both towns registered strong opposition to a correctional center nearby, then building a town on MacKenzie Point close to the center to provide housing and amenities for correctional officers and their families, defies common logic and purposeful planning.

I respectfully urge you and the other decision makers to rethink this project and to turn it down. The expense of constructing such a planned community, the conflicting purpose for which it is designed, and the adverse effect it will have on the natural surroundings should be sufficient reasons to reject this proposal.

I thank you for your time and attention. Please do call or email me if I could be helpful in answering any questions or comments on this plan.

Sincerely,

P.O. Box 870298  
Wasilla, AK 99687  
July 27, 2013

Lauren Driscoll, Chief Planner  
Matanuska-Susitna Borough  
350 E. Dahlia, Palmer, AK 99645

RECEIVED

JUL 30 2013

MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

Response to: What's New in the Neighborhood?

Dear Ms. Driscoll:

On July 10, 2013 the Point Mackenzie Community Council (PMCC) passed two motions regarding MS Borough (MSB) initiated town site issues. They are as follows:

1. Stop the proposed town site planning development project on MSB lands - the Alsop Road Town site.
2. Establish a PMCC committee to work with MSB Planning Dept. staff to protect traditional public uses, watershed and wildlife habitats & corridors agreed to by the MSB Assembly under Resolution 07-002 (AM). This PMCC committee can offer objective information from a variety of historical sources and disciplines to help focus MSB planning to suitable PMCC areas.

Ms. Tamera Windsor, Mr. Donald Thomson, and Mr. Garvan Bucaria have volunteered to assist your staff.

cc: John Moosey, MSB Manager  
Borough Assembly  
Roger "Toby" Riddell, PMCC President  
Mark J. Fink, ADF&G Habitat Biologist

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JUL 30 2013

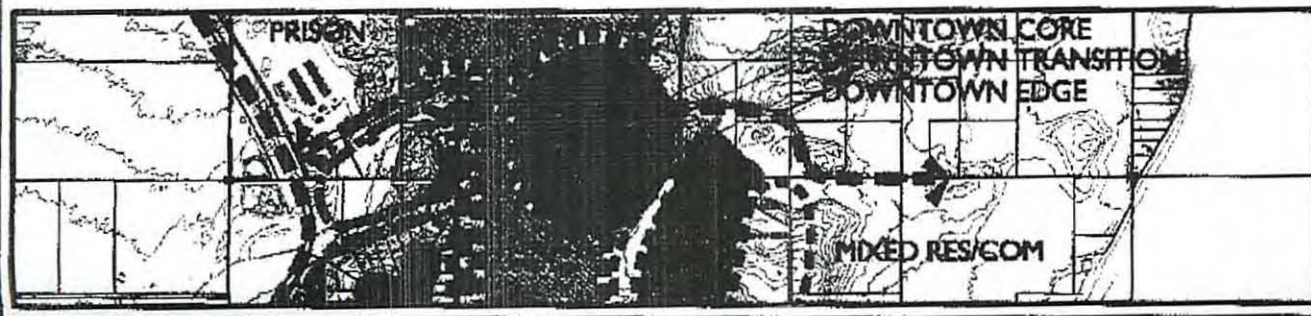
MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISIONDraft Point MacKenzie Town Site  
Conceptual Master Plan

## Comments

I oppose the Town Site plan. This is a rural area AND the town site will diminish the value of the area. This is big government at its worst, social engineers much like Russia & China. The town site is a bad bad idea - don't ruin the area for people that live there now, including the moose & bear, by putting up tickey tackey socialist town.

We are looking for your comments. Please mail them to the address above, or fax them to (907) 745-9876. Comments are due by July 31, 2013.

Questions? Contact Planner Emerson Krueger at 745-9526, or by email at [ekrueger@matsugov.us](mailto:ekrueger@matsugov.us).



JUL 30 2013

COMMENT SUBMITTED VIA FACSIMILE: (907) 745-9876

ALASKA SUSITNA BOROUGH  
PLANNING DIVISION

Draft Point MacKenzie Town Site/ Conceptual Master Plan  
Dated July 30, 2013

The Point MacKenzie Community Plan calls for the development of a rural community townsite at Point MacKenzie, not an urban prison-town.

It is common knowledge that "prison-towns" attract fast food franchises, big box stores and low income housing, not community driven enterprises. Many small towns that have vied for prisons to be built in their communities have regretted their short sited planning. While prisons bring jobs and development, they are often described as Trojan Horses. Yes, they bring jobs and development, but not the kind of development that attracts long term residents, local business and community. Prison guards are customarily transitory, and do not buy property and invest in housing near their work. This is something that already occurs with guards at the State Penitentiary located in Sutton, Alaska. The Sutton guards locate their families in Wasilla and Anchorage for their own protection, as the hierarchy of prisoners typically spills over the prison walls into the surrounding communities. The guards are then given "slope shifts" so that they can get away from the prison and have somewhat of a normal family existence away from their work.

The Borough's poorly worded housing survey does not support a finding that prison guards and their families would find living near the prison desirable. 71 of the 86 respondents indicate that they would like "single family homes." Some of these same respondents indicated they would also like to see apartments, condos and "shared-housing by work schedule." Unlike every other survey question, there are almost twice as many responses to this question. (142 responses from 86 respondents) Apparently, because the respondents follow the same philosophy as outlined above, they would like to live in single family housing on one acre parcels in the surrounding communities, but also have apartment/condo/high density housing around the prison for them to stay while they are working. This survey cannot be used to support a finding that prison guards would be willing to purchase property and house their families in a townsite surrounding the Goose Creek Correctional Facility. At best, any housing surrounding the prison would be for prison guards while they are working, and mostly for the families and associates of prisoners, who will naturally gravitate to high density low income housing around the prison. I do not believe that the Mat Su Borough is prepared or able to support the services that will be required for this ancillary group of Alsup townsite residents.

Now that the Goose Creek Correctional Facility is a reality for the Point MacKenzie community, we should try to avoid the same short-sited planning that has befallen other prison-town communities. We have the opportunity to protect something that can still attract desirable rural development and responsible community members. The protection of the Goose Creek State Game Refuge and the Susitna Flats Game Refuge

has been a long term goal of the Point MacKenzie Community and is included in the long range community plans. In the resolution adopting Point MacKenzie as the chosen site for the Goose Creek Correctional Facility, the Mat Su Borough Assembly committed to the Point MacKenzie Community that the operation of the prison would not impact the watershed and wildlife corridors between the Goose Bay and Susitna Flats Game Refuge, and that "traditional recreational uses" would be maintained. Mat-Su Borough Resolution Serial No. 07-002 (AM). A high density townsite surrounding the prison is not consistent with this commitment.

The Point MacKenzie Community Comprehensive Plan was adopted only two short years ago. It took years to create this document, including hours of community workshops and meetings. As part of this process, the community stated its desire to maintain a rural atmosphere.

Residents in Point MacKenzie enjoy the many amenities the area offers, such as the quiet rural atmosphere; clean air and water; easy accessibility to public land, lakes and rivers; trails and recreational opportunities; and abundance of wildlife. Retaining and protecting these amenities and their connectivity is foremost in the minds of residents. Point MacKenzie Comprehensive Plan, July 2011, Recreation, p. 12.

There is nothing in this document that anticipates the type of urban, high density housing, proposed by the Mat Su Borough as part of their Alsop Townsite development.

. . . (R)esidents want to balance the benefits of economic development with the equally important goal of sustaining what attracted residents to the area in the first place. These qualities include rural character, knowing your neighbors, ready access to nearby hunting and fishing, farming and making a living from local resources. *Point MacKenzie Comprehensive Plan, July 2011, Economic Development, p. 19.*

During the Comprehensive Plan process, there was one consistent and very clear mandate from the residents and property owners at Point MacKenzie, and that was the protection of watershed and wildlife corridors between Goose Bay and Susitna Flats State Game Refuge. Planning Commission Resolution 06-056, 12/18/2006 and Assembly Resolution 07-002 1/16/2007. The Borough's Alsop Townsite ignores these concerns, and places a urban town center directly in the path of these two refuges, obstructs wildlife corridors, and impacts wetlands and watershed(s) that are an intricate part of the environment and community.

As a property and business owner at Point MacKenzie, I urge the Borough to reconsider the location of their proposed townsite, and to consider and follow the Point MacKenzie Comprehensive Plan developed by and for the residents of Point MacKenzie.

## Emerson Krueger

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**From:**  
**Sent:** Thursday, July 25, 2013 10:15 AM  
**To:** Emerson Krueger  
**Subject:** Pt MacKenzie Comments

Make a covenant for the Township - for the electrical, telephone and cable to be underground. This would keep the View(s) from unsightly wires.

Plan a recycle and trash transfer center.

Provide a close site for gravel access for roads and Township construction, "low Cost". This is a must! open access to current property owners and the roads will be developed at no cost to Borough.

Provide road direction through Alsop City to Bridge. This will expand the city with direct traffic to the City.

Do not let the road from the bridge hit Point MacKenzie before Alsop City!! Make Alsop Road the main road to the bridge, this will expand the city.

Give major tax breaks to Industries/developers and current property owners for limited time for growth.

For a limited time, allow property owners in the proposed area to re-subdivide their property(s) to five (5) acre minimum parcels without providing road/utility access or road upgrades. This will make low cost property available to the new residences of the Township. This will also bring a future tax base to the long term future of the Borough.

## Emerson Krueger

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**From:**  
**Sent:** Monday, July 29, 2013 1:20 PM  
**To:** Emerson Krueger  
**Subject:** Pt. MacKenzie

Dear Mr. Krueger,

Please add my comments to those solicited by the Borough.

I think that any planned development at Pt. MacKenzie should include a personal rapid transit (PRT) system. PRT is an emerging technology that promises to revolutionize urban transportation world-wide and it would be an exciting opportunity to build a community designed from the ground up with PRT specifically in mind. Personally I envisage a community where most people can live and work conveniently without the need of a car. Further, I think PRT could be used to span the Knik arm at a much lower cost than a road bridge and with much less environmental impact. Also, as a above-grade transit system, it obviates various communities (e.g. Gov't Hill) who object to new car traffic displacing and disturbing them.

As an emerging technology it is sometimes hard for people unfamiliar with it to grasp its potential. But I hope you keep an open mind about it. I had a speaker visit in May and had her speak before the AMATS technology board. They found her talk quite compelling. I have included links below that will give you a basic understanding of the system. Further, there is an annual conference on the technology coming up in October in Washington DC which I urge you to attend.

Thank you and if you have any questions, don't hesitate to call me at 245-1492

PS, the links I mentioned are below:

[http://en.wikipedia.org/wiki/Personal\\_rapid\\_transit](http://en.wikipedia.org/wiki/Personal_rapid_transit)

<http://www.podarcity.org/washington/>

<http://www.alaskacommons.com/2013/06/10/perchance-to-dream-the-public-transit-fix-we-never-got-and-probably-never-will/>

## Emerson Krueger

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**From:**  
**Sent:** Wednesday, July 31, 2013 10:20 PM  
**To:** Emerson Krueger;  
**Subject:** Proposed Point MacKenzie Townsite

July 31, 2013

Mr. Krueger,

As a resident of Point MacKenzie, I have serious concerns about this development. Environmental impact studies as well as feasibility studies need to be done prior to moving ANY part of this project forward.

None of the residents will patronize any businesses next to or near the prison, nor do we want to be labeled a 'prison town'. We decided in 2008 where we want our town to be developed, if and when it becomes feasible to support commercial endeavors and necessary services for additional families and housing.

How will funds become available to repair Alsop road for building high density roads for that amount of traffic? I believe it is reckless, poorly thought out development to build high density housing next to watersheds and wildlife corridors, with no fire protection as we live outside the fire protection zone. Moving gravel to fill in wetlands is an expensive addition to the promise of affordable housing. Are you planning to build a fully functioning firehouse to protect these homes and families prior to being built?? Are the funds available now to build the services that will be needed? Schools, police, medical services? Or can we, and the new families hold you, the city planner, the mayor and the MatSu Assembly accountable for not fully thinking through this project?

It seems the Borough tends to manipulate the numbers of growth in the valley. Although Wasilla has grown, the population in Point MacKenzie has not. Because there are not enough services, schools out here. Banking on a bridge being built is fiscally irresponsible. My neighbors and I fully intend to investigate ANY and ALL parts of this, as we have lost any trust in any of the promises made by the borough.

I think everyone in the Matanuska Susitna Borough is getting tired of the misuse of our tax dollars that are wasted on projects that cannot and do not come into fruition. As we are still paying for storage on a ferry, and have a 4.5 million dollar ferry terminal sitting idle at the port. The Port continues to lose money even as additional projects move forward to try to save this boondoggle. And the fact that the State almost mothballed the prison because of outrageous costs. There are many issues in Point MacKenzie that need to be sorted out prior to any additional development.



## Emerson Krueger

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**From:**  
**Sent:** Tuesday, July 30, 2013 9:06 PM  
**To:** Emerson Krueger;  
**Subject:** Point MacKenzie Town Site Plan

Emerson,

I am a property owner on Lost Lake.

Like many of my neighbors I do not welcome a plan which delivers high density housing so close to our area. I have many criticisms of the proposed plan and do NOT support it.

This email is my comment on the plan—I was unable use the online documentation from the website.

Again, I have many concerns and questions. Topping these is the vagueness of the conceptual map which has no legend. Especially concerning is the thin blue arcing arrow that transits my property; what does this mean/indicate?

Thank you for your attention to this correspondence and I look forward to your comments.

The TRUST  
LAND OFFICE

July 30, 2013

Mr. Emerson Krueger  
Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645-6488

*Via email at*  
ekrueger@matsugov.us

RE Comment Letter for Draft Point MacKenzie Town Site Conceptual Master Plan  
Parcel S30121

Dear Mr. Krueger:

This letter is in response to the public notice request seeking comments on the conceptual Point MacKenzie Town Site Master Plan (Site). The Alaska Mental Health Trust Authority (The Trust) owns nearly 1,220 acres of subsurface estate for mineral/oil and gas development within the boundary of the Site. Under the State of Alaska statutes, Title 38, the subsurface estate is the dominant estate. A mineral rights owner has a right to surface uses of the land containing the minerals. Such uses shall be "limited to those necessary for the prospecting for, extraction of, or basic processing of mineral deposits and shall be subject to reasonable concurrent uses" (AS 38.05.255). Case law supports the right of the dominance of the subsurface owner. In *Parker v. Alaska Power Authority*, 913 P.2d 1089, 1090 (Alaska 1996), the Alaska Supreme Court discussed the relative powers of surface and subsurface estate owners. Surface estate development, if demonstrated that the development "substantially interfere(s) with his (Parker) mining activity, he can initiate an inverse condemnation action."

It is important to note that this is not the first communication with the Borough regarding the subsurface estate within the Point MacKenzie area. In 2006, Mike Franger, Senior Resource Manager, emailed concerns over access to the subsurface estate from the surface estate parcels owned by the Borough (Attachment 1). Access to the Trust subsurface estate is our principal concern.

Another area of concern is regarding the Susitna Gunnery Range Defense Environmental Restoration Programs. The United States Corp of Engineers (USCOE) managed an investigation and clean up of unexploded anti-aircraft munitions and explosives. A portion of the project may be located in the Site area. It is unknown to the Trust, the results of the USCOE investigation. Did the USCOE find areas of concern at the Site location? Are all lands cleared of any risk associated with unexploded munitions and explosives including a determination to not issue Institutional Controls on the property owner's title?

Mr. Emerson Krueger  
Point MacKenzie Town Site Conceptual Master Plan  
July 30, 2013  
Page 2 of 2

Thank you for the the opportunity to comment on this proposed plan. Overall, the plan appears to strike a balance between development of Point MacKenzie which will bring a predictable revenue stream for Borough, local jobs, and affordable housing. However, it is important the Borough allows for the potential resource development by TLO Trust land within the proposed plan area (see Attachment 2).

Sincerely,



Gregory L. Jones  
Executive Director

Enclosures:

Attachment 1, Email correspondence dated 2006  
Attachment 2, Map

## ATTACHMENT 1

**From:** Susan Lee [<mailto:Susan.Lee@matsugov.us>]  
**Sent:** Wednesday, January 04, 2006 9:07 AM  
**Subject:** RE: oil and gas lease

Mike:

Ron Swanson, Community Development Director, has stated that the area referenced is all owned by the Borough. We have no objection to the unitization but would point out that the area has existing road access (Point MacKenzie & Alsop Road) and the surface is likely to be developed because of Port Mac and the Knik Arm Crossing. At least half the land has good soils and material (sand and gravel) values. We would ask that we be informed sooner than later of any planned development so that we can plan and accommodate as much as possible at the time.

Should you have any questions or require additional information regarding these comments please contact Ron Swanson at 745-9868.

Susan

-----Original Message-----

**From:** Mike Franger [[mailto:mike\\_franger@dnr.state.ak.us](mailto:mike_franger@dnr.state.ak.us)]  
**Sent:** Tuesday, January 03, 2006 3:20 PM  
**To:** Susan Lee  
**Subject:** oil and gas lease

Hi Susan,

The Trust Land Office (TLO) is in the process of negotiating an oil and gas lease with Pioneer Oil Company for miscellaneous parcels of land in the Pt. MacKenzie area. Basically, Pioneer wants to fill in areas within their existing oil and gas leases that they obtained from the the state Division of Oil and Gas in a previous Cook Inlet Area Wide sale. The TLO published notice and of our proposed lease with Pioneer in November. We also posted the notice on the state web page, and did not receive any public comments. However, there is one other parcel I would like to add to the lease that was not included in the public notice. It is a 1755.2 acre parcel in sections 21, 22, 27, and 28 of T 15N., R 4W., S.M. I wanted to inform you of this because it appears that the borough owns the surface estate of this parcel. Please let me know if you have any comments on including this parcel in our proposed lease to Pioneer. Thanks.




Mike Franger

# ATTACHMENT 2



Date Printed: July 29, 2013

## Legend

-  Trust Land In Alsop Town Site (Approximately 1,220 Acres)
-  Trust Land Parcels Mineral/Oil & Gas
-  Trust Land Parcels Developable Surface

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