



MATANUSKA-SUSITNA BOROUGH  
 Community Development  
 Land Management Division  
 350 East Dahlia Avenue  
 Palmer, Alaska 99645



U.S. POSTAGE >> PITNEY BOWES  
 ZIP 99645 \$ 000.47<sup>0</sup>  
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FIRST CLASS

# PUBLIC NOTICE

## MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

**Type: Recreation Development Plan – Settlers Bay Coastal Park      Tax ID: 7717000T00L-1D and 7492000T00B**

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division is drafting a recreation development plan for a new public park and open space area known as Settlers Bay Coastal Park. The property is located off Settlers Bay Drive near the Golf Course. The property is overlain by a Conservation Easement that will preserve the natural resources within the parcels, provide for future development of walking trails, picnic and viewing areas, wildlife study, scenic viewing and nature education. The borough will manage the land under the guidance and regulation of a Conservation Easement held by Great Land Trust. A draft recreation development plan and online survey may be found by searching "Settlers Bay Coastal Park" on the MSB homepage ([www.matsugov.us](http://www.matsugov.us)).

Supporting material is available for public inspection during normal business hours on the 2<sup>nd</sup> floor of the Matanuska-Susitna Borough building in the Land Management Division or by visiting the Public Notice Section on the borough's web page [www.matsugov.us](http://www.matsugov.us). Public comment is invited on this request. If you have any comments please email, mail or deliver them to the borough offices at the address indicated above, no later than **May 24, 2018**. If you have questions about this request: call Emerson Krueger at 861-7867 between 8:00-5:00 or you can send an e-mail to: **[LMB@matsugov.us](mailto:LMB@matsugov.us)** (PLEASE REFER TO "SETTLERS BAY COASTAL PARK" WHEN SUBMITTING COMMENTS).

Comments: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_

(If you need more space for comments please attach a separate sheet of paper.)  
 For assistance with your property location, tax or assessment matters please call 861-7801.

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Matanuska-Susitna Borough

MAY 18 2018

Received



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Comments: This is a good idea. But need to keep  
druggies out. we already have a problem at the  
park on Settlers Bay dr. TOO MANY DRUG ADDICTS!!

Signature: [Handwritten Signature] Phone: [Redacted]

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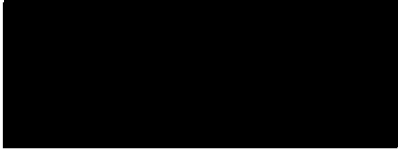


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# PUBLIC NOTICE


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Comments: I totally support the project

Signature: *Alma J. Gouber* Phone: 

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

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Matanuska-Susitna Borough  
 MAY 03 2018  
 Received

\*This public notice & request for comments is in compliance with MSB Code 23.05.025

PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

TO WHOM IT MAY CONCERN.

Settlers Bay area like a lot of the Valley is experiencing a great deal of DRUG activity / theft / vandalism. There already are at least three drug houses in Settler Bay. It has become a problem that drug activity is in the park on Settlers Bay drive.

I'm all for a new park but steps have to be taken to keep drug activity out. Such as a locked gate, a lot of lighting! and park closure from 10 PM UNTIL 8 AM.

If steps aren't taken to keep drug activity out then your wasting money!

J L Elber

## Emerson Krueger

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**From:** Jill Irsik on behalf of Land Management  
**Sent:** Monday, May 21, 2018 8:09 AM  
**To:** Emerson Krueger  
**Subject:** FW: Settlers Bay Coastal Park

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

**From:** Janice Smith [REDACTED]  
**Sent:** Saturday, May 19, 2018 7:36 PM  
**To:** Land Management <Land.Management@matsugov.us>  
**Subject:** Settlers Bay Coastal Park

Dear Mat-Su Borough,

We are opposed to the proposed Settlers Bay Coastal Park for many reasons. These lands should be preserved to provide a sanctuary for wildlife including moose and numerous nesting birds: sandhill cranes, ducks, geese, hawks, owls and eagles to mention a few. The native plants are sensitive and fragile. Opening up this coastal park will disturb and destroy this area.

This park will encourage night time partying and vandalism. The gates would have to be locked every night and opened every morning to keep it safe. The bathrooms would have to be cleaned daily and the garbage removed. There is no funding for the maintenance of this park. So many of our state parks are in a sorry state of disrepair. Why add another park when we are unable to maintain our existing parks?

Sincerely,

Ed and Janice Smith

## Emerson Krueger

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**From:** Jill Irsik on behalf of Land Management  
**Sent:** Tuesday, May 22, 2018 8:06 AM  
**To:** Emerson Krueger  
**Subject:** FW: Settlers Bay Coastal Park

**From:** John [REDACTED]  
**Sent:** Monday, May 21, 2018 9:14 PM  
**To:** Land Management <Land.Management@matsugov.us>  
**Subject:** Settlers Bay Coastal Park

May 21, 2018

To Whom it May Concern:

These are my public comments on the Draft Plan for Settlers Bay Coastal Park.

I wholeheartedly support the placement of the Conservation Easement on the property, the establishment of Settler's Bay Coastal Park, and the Draft Plan. The Draft Plan conforms to the Conservation Easement and strikes an appropriate balance between access and protection.

I just have a few comments.

First, the vision statement provides, with one exception, appropriate overarching guidance for the management and use of this area. However, I question the use of the term "adventure playground" to describe the property. "Adventure playground" is a meaningless term in this context, as it can be interpreted to mean just about anything (including an ATV obstacle course, for example). To be consistent with the rest of the vision statement, management intent, the character of the property, and the Conservation Easement, I suggest the words "... in a natural setting," replace "in an adventure playground."

Second, I think it would be helpful, (under "Existing Conditions" "Topography" subsection, perhaps in the "forested uplands" sentence, to describe the species of trees.

I hope that there are no roads built, nor motorized vehicular use allowed, in the planning area.

Basically, it is a good plan that is consistent with the Conservation Easement and will guide management policy on into the future. I hope it is approved.

Thank you for this opportunity to comment.

Sincerely,

John Strassenburgh  
[REDACTED]

## Emerson Krueger

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**From:** Jill Irsik on behalf of Land Management  
**Sent:** Monday, May 21, 2018 1:39 PM  
**To:** Emerson Krueger  
**Subject:** FW: Settlers Bay Coastal Park Development Plan comments (related to Iditarod National Historic Trail)  
**Attachments:** GLO Township Survey Maps Compilation Eklutna to Knik Aug 13.pdf; What was the actual location of the Iditarod Trail Knik River xing v6.pdf

**From:** Keeler, Kevin [REDACTED]  
**Sent:** Monday, May 21, 2018 1:10 PM  
**To:** Land Management <Land.Management@matsugov.us>  
**Cc:** Bonnie Million [REDACTED] Jenny Blanchard [REDACTED] Judy Bittner [REDACTED]  
**Subject:** Settlers Bay Coastal Park Development Plan comments (related to Iditarod National Historic Trail)

To whom it may concern,

A variety of published and unpublished resources indicate that a historic trail or trails that were later identified and designated as part of the Iditarod National Historic Trail system are found within the parcel(s) under consideration in the Settlers Bay Coast Park Development Plan. I am writing to recommend that the plan recognize these historic uses, and accommodates any historic or cultural landscape features that may remain in the parcel.

(Note that designation of the Iditarod National Historic Trail system did not confer any rights of management to the BLM, although development of lands affecting historic resources are subject to the National Historic Protection Act, and other existing laws.)

I've included several unpublished maps and chronologies that display the approximate location of historic trails in the vicinity of the subject parcel (and further information is commonly available). As seen on the "GLO Township Survey Maps" attached, the trail(s) known as the Knik to Cottonwood Winter Trail cross the parcel. Note that while RST 1710 Wet Gulch Trail may include a branch of the Knik to Cottonwood Trail on the coastal wetlands below the forested uplands, it appears that there may have been another alignment of the same trail located in the uplands that are now under consideration for the Coastal Park (it was a common historic practice to provide alternate routes to avoid high water events and other intermittent trail obstructions).

The draft Coastal Park Development Plan shows the installation of winding loops of recreation trails, and a scenic overlook, toliets, and picnic facilities south of an east-west road that is currently gated at the east end of Settlers Bay Drive (identified as a "Limited Development Area"). In order to prevent destruction of any historic or cultural landscape features, especially in the area south of the above-mentioned road, I'd recommend a careful cultural survey of ground-features before further site planning and construction takes place.

While I recognize that this area may have been previously disturbed by the previous owners and the intention may be for adaptive re-use of disturbed areas, this site area may have a number of

unrecognized cultural features that should be maintained (there is a possibility that there are a number of pre-Euro contact indigenous structures in this area, such as found throughout the bluffs overlooking ADFG access to Cottonwood Creek two miles to the east.)

As necessary, I'd recommend that the Limited Development Area be designed as a "floating" polygon that can be located so as to avoid sensitive cultural features. And if historic trail landscape features are discovered in the area, it may be possible to incorporate sections of modern trail on those alignments, and convey via interpretive signing that recreationists are following historic routes. To this end, BLM can offer the use of the federal insignia for the Iditarod National Historic Trail on both trailside markers and interpretive graphics.

I would also recommend the "telling of the story" of the native uses and historic trails that crossed this area, as one of the interpretive themes for interpretive panels that will likely be considered for the overlook.

If you have any questions, please feel free to contact me. Thank you for your consideration.

---

**Kevin Keeler**  
Iditarod National Historic Trail Administrator  
BLM Anchorage Field Office  
4700 BLM Rd.  
Anchorage, AK 99507

907.267.1207  
907.267.1267 (fax)

<https://www.blm.gov/alaska/iditarod>

**Celebrating 50 Years of National Trails ~ #findyourtrail**

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## Emerson Krueger

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**From:** Deborah Selman on behalf of Land Management  
**Sent:** Thursday, May 17, 2018 5:08 PM  
**To:** Emerson Krueger  
**Subject:** FW: Settlers Bay Coastal Park comments

**From:** Korey Cronquist [REDACTED]  
**Sent:** Monday, April 30, 2018 3:13 PM  
**To:** Land Management <Land.Management@matsugov.us>  
**Subject:** Settlers Bay Coastal Park comments

I wanted to express my concern over the proposed coastal park. I love the idea of this park and the preservation of the land. However, omitting a user group such as "motorized" to the coastal corridor having access along the trail does not seem in the best interest of all users. I have many friends, customers, and family living along the coastal area of Tidewater Bluffs who would want the coastal access to have a 1 lane corridor for their use of navigation. The rest of the park should be non-motorized as proposed. Please allow a 1 lane trail/corridor so all access is not removed from some user groups. Thanks for your consideration.

**Korey Cronquist**



## Emerson Krueger

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**From:** Deborah Selman on behalf of Land Management  
**Sent:** Thursday, May 17, 2018 5:03 PM  
**To:** Emerson Krueger  
**Subject:** FW: Settlers Bay Coastal Park

**From:** Stuart [REDACTED]  
**Sent:** Tuesday, May 15, 2018 1:52 PM  
**To:** Land Management <Land.Management@matsugov.us>  
**Subject:** Settlers Bay Coastal Park

What are the ingress and egress plans for this park? I do not see on any of the website information a plan for how vehicles and people will access this park when going to and from the park location. if access is planned through the Settlers Bay subdivision then I am totally opposed to the idea of this access and would be opposed to the park formation. Settlers Bay subdivision is not set up for this type of access with a large volume of people and vehicles through the subdivision streets.

Stuart Craig  
[REDACTED]