

# Glacier View Comprehensive Plan 2008 Update



Matanuska-Susitna Borough  
Department of Planning and Land Use

CODE ORDINANCE

By: Borough Manager  
Introduced: 12/02/08  
Public Hearing: 12/16/08  
Amended: 12/16/08  
Adopted: 12/16/08

MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 08-162

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING  
MSB 15.24.030, ADOPTING THE GLACIER VIEW COMPREHENSIVE PLAN, 2008  
UPDATE.

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BE IT ENACTED:

Section 1. Classification. Section 2 of this ordinance is non code in nature. Section 3 of this ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of plan. The Matanuska-Susitna Borough Assembly hereby adopts the Glacier View Comprehensive Plan, 2008 update.

Section 3. Amendment of paragraph. MSB 15.24.030(B)(9) is hereby amended to read as follows:


(9). Glacier View Comprehensive Plan (Ordinance Serial No. 94-088(AM) dated November 1994; as amended by Ordinance Serial No. 06-039 dated February 2006; as amended by Ordinance Serial No. 08-162 dated December 2008);

Section 4. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 16 day  
of December, 2008.

  
LYNNE WOODS, Deputy Borough Mayor

ATTEST:

  
LONNIE R. MCKEECHIE, CMC, Borough Clerk  
(SEAL)

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

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## PREFACE

### PURPOSE OF PLANNING

The purpose of planning is to provide the residents and property owners and other members of the community the ability to make effective decisions about the needs and goals of their community. The 1970 Matanuska-Susitna Borough Comprehensive Plan included a short section pertaining to the Glacier View area. The population has grown from 6,509 people in the Borough in 1970 to 50,759 in 1996. Since the 1970 Matanuska-Susitna Borough Comprehensive Plan, the population within the Borough has increased to nearly 80,000. As a result, the Matanuska-Susitna Borough Comprehensive Plan has been recently updated (2005) to reflect the changing needs of Borough residents. There are a number of people who currently reside in the Borough that were not involved in the 1970 planning process. This Comprehensive planning effort expands upon the Borough-wide 1970 plan and the Borough-wide 2005 update with recommendations developed specifically by the Glacier View community.

A comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of a community. It is necessary for the immediate preservation of the public's peace, health, and safety.

Alaska Statutes Title 29.40.030 requires that the assembly of a second-class Borough adopt a comprehensive plan by ordinance. The Matanuska-Susitna Borough was incorporated as a second-class Borough in 1964. Alaska Statute defines a comprehensive plan as "a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public," of an area. The comprehensive plan may include, but is not limited to, statements of policies, goals, standards, a land use plan, a community facilities plan and recommendations for implementation of the comprehensive plan.

Matanuska-Susitna Borough Code 15.24.030 requires the Borough Assembly to prepare comprehensive plans designed to;

- Promote safety for vehicular and pedestrian traffic, prevent congestion and preserve the function of roads;
- Secure safety from fire, flood, pollution and other dangers;

- Promote health and general welfare;
- Provide for orderly development with a range of population densities, in harmony with the ability to provide services efficiently, while avoiding overcrowding of population;
- Provide adequate light and air;
- Preserve the natural resources;
- Preserve property values;
- Promote economic development;
- Facilitate adequate provision for transportation, water, waste disposal, schools, recreation and other public requirements.

The comprehensive plan provides the community with a method of analyzing past development and influencing the future outlook of their community. Information about a community, its economy, land use, public facilities and transportation facilities are collected and analyzed. Projections of community growth and future needs are made. Through citizen participation, community goals and objectives are identified. Recommendations for land use, public facilities and transportation facilities are developed based on these goals and objectives.

The effectiveness of a plan is determined by the extent to which it is used. Public agencies use a comprehensive plan as a guide when determining the best location of schools, parks, streets and other public improvements. The comprehensive plan enables a community to reserve land necessary for public uses in advance of rising costs or competing land use. The plan is also a guide to individuals and private companies when making investment and development decisions. It should be used as a guide whenever questions affecting development within the community arise.

Planning should be a continuing process. A comprehensive plan is based on information available at a particular time. In the future, new developments may occur and the needs of the community may change. At that time the plan should be reviewed and updated. Because of the rapid growth within the Borough and the potential development impacts to the Glacier View community, the Community Council requested that this comprehensive plan be updated in 2006.



## **BOROUGH PLANNING PROCESS**

The Matanuska-Susitna Borough was incorporated on January 1, 1964 as a second-class borough. Alaska Statute, Title 29, Chapter 40 directs that the assembly of a second-class borough, with the recommendations of the Planning Commission, adopt a comprehensive plan. Alaska Statutes further require the assembly, after receiving the recommendations of the planning commission, to undertake an overall review of the comprehensive plan and update the plan as necessary.

The Matanuska-Susitna Borough Planning Commission is required by State Law to develop a Comprehensive Plan for the Matanuska-Susitna Borough. It is the intent of the Matanuska-Susitna Borough government to learn of and respect each community's desires for its present and future way of life, and to ensure that these desires become each community's portion of the Matanuska-Susitna Borough Comprehensive Plan. It will be the responsibility of the community to determine the extent, or lack, of land use restrictions to be applied in the community.

Based on the Assembly's action, the Planning Commission established a process for developing community based comprehensive plans. Under the process, local planning activities may be initiated by request of a community or area. A request for local planning assistance is forwarded to the Planning Commission for consideration. Upon Planning Commission approval of the request, planning staff advertises for members of a local advisory planning "team." The policy for membership applicable to the Glacier View Plan requires that an individual be a resident, property owner, business owner or agency with an interest within the planning area boundaries. All applications for membership are reviewed and appointments to the planning team are made by the Planning Commission.

## **COMPREHENSIVE PLAN UPDATE PROCESS**

The Matanuska-Susitna Borough received a formal request from the Glacier View Community Council in August 2005 to update the current comprehensive plan. Approval for updating the comprehensive plan was given by the Planning Commission in April 2006.

- Planning Team Members approved by the Planning Commission – May 2006
- Planning Team met on a regularly scheduled basis (once a month)
- Comment Response Forms available at the Community Council Meeting

The planning team finalized their recommendations and released a draft plan for 30-day public review and comment, in July 2008. Notification was provided individually to all property owners within the planning area. Comments were received from two individuals and minor corrections were made. The planning team then forwarded the draft to the Glacier View Community Council for action in September 2008. The council voted unanimously to forward the document to the Planning Commission and the Borough Assembly recommended adoption of the plan.



Photo Courtesy of: Mary Belonzi

**Thank you Carolynn Tomory for all the wonderful photos!**

**List of Planning Team Members**

Mr. Garth	Morgan	Mr. Rex	Close
Mr. Phil	Martin	Ms. Deborah	Brogi
Mr. Charles	Spaulding	Ms. Susan	Kirkwood
Ms. Jan	Mitchell	Ms. Anjanette	Steer
Mr. Brian	Lee	Mr. Keith	Bayha
Mr. Rod	VanDaam	Mr. Dan	Little
Mr. Garry	Wolske	Mr. Rick	Cornfield
Ms. Carolynn	Tomory	Ms. Kathryn	Martin
Mr. John	Parsley	Mr. Ezekiel	Baye
Mr. Danny	Allen	Ms. Carey	Carew
Mr. Rick	Brendan		

**Vision Statement**

The Glacier View Comprehensive Plan Update was developed by the Glacier View Planning Team with the assistance of Matanuska-Susitna Borough staff in the interest of protecting the public's peace, health and safety.

## INTRODUCTION

### LOCATION AND LEGAL DESCRIPTION

The Glacier View planning area is coincident with the Glacier View Community Council area. The Glacier View Community Council area boundary was amended in 2008. It currently encompasses an area of approximately 1,392,950 acres with its western border on the Glenn Highway, Purinton Creek, and continuing north and south along the Seward Meridian township line between ranges 7 and 8 East. Its southern boundary follows the Borough's southern boundary. The eastern boundary follows the Seward Meridian township line between Ranges 11 and 12 East, excluding the high plateau beyond about Mile 120 of the Glenn Highway which was included prior to 2008. The northern boundary follows the Seward Meridian township line between Townships 25 and 26 North.

The Glacier View Planning Area shall include territory lying within the area designated as the Glacier View Community Council and more particularly described as:

**Township 16 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 16 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 16 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 16 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 17 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 17 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 17 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 17 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 18 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 18 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 18 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 18 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 19 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 19 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 19 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 19 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 20 North, Range 7 East, Seward Meridian, Alaska**  
Sections 24 and 25

**All Township 20 North, Range 7 East, Seward Meridian, Alaska**  
Portions of Sections 13 and 14 lying easterly of the thread (center of the braided channels) of Purinton Creek, portions of Sections 22 and 23 lying easterly of the thread (center of the braided

channels) of Purinton Creek, portions of Section 26 lying easterly of the thread (center of the braided channels) of Purinton Creek, portions of Sections 35 and 36, lying northeasterly of the thread (center of the braided channels) of the Matanuska River.

**Township 20 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 20 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 20 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 20 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 21 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 21 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 21 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 21 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 22 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 22 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 22 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 22 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 23 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 23 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 23 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 23 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 24 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 24 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 24 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 24 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 25 North, Range 8 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 25 North, Range 9 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 25 North, Range 10 East, Seward Meridian, Alaska**  
Entire 36 sections

**Township 25 North, Range 11 East, Seward Meridian, Alaska**  
Entire 36 sections

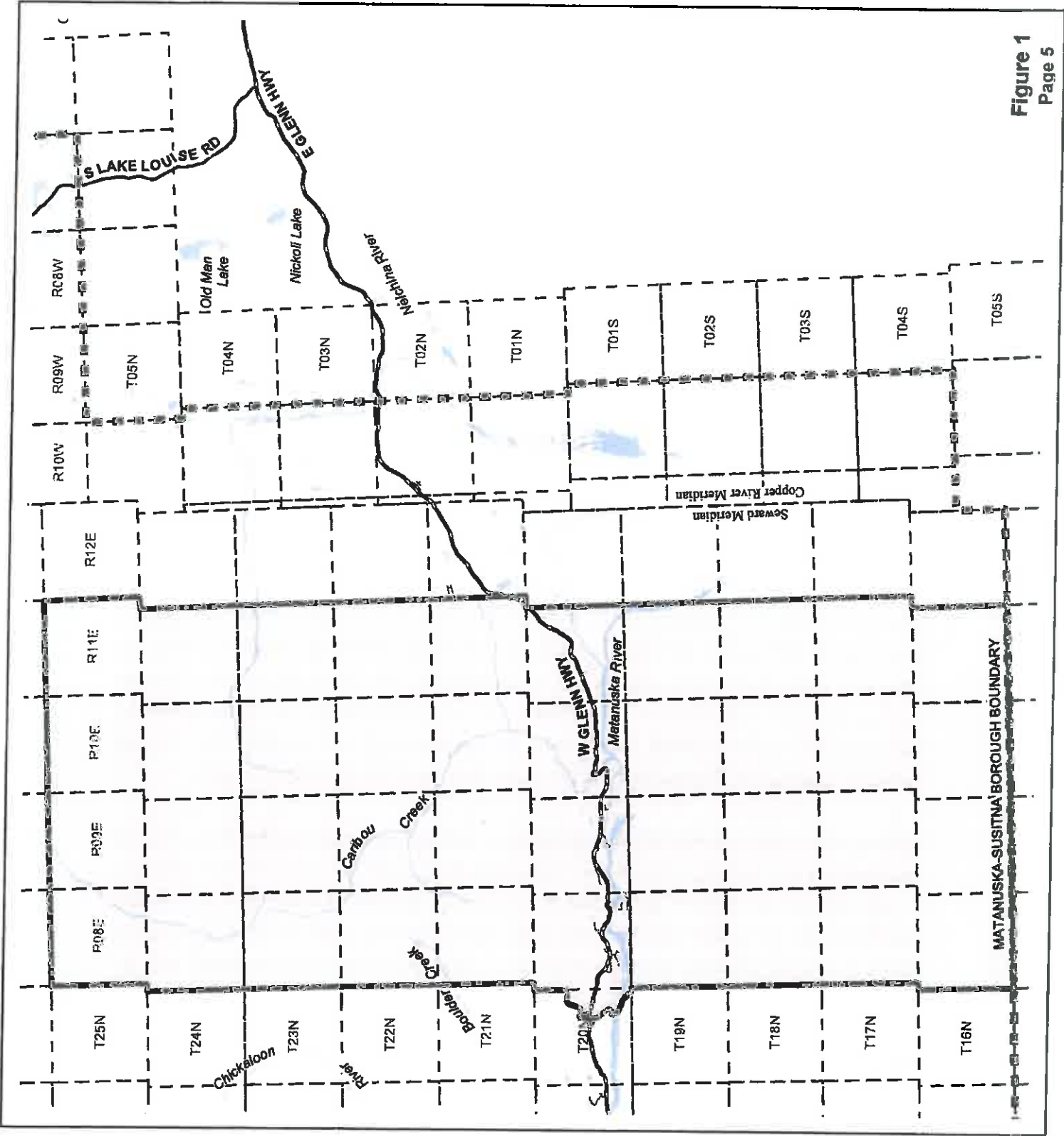
# GLACIER VIEW Community Council

## Legend

-  MSB Boundary
-  Community Council Boundary



This map is solely for informational purposes. The Borough is not responsible for the accuracy, reliability, or completeness of the information presented on this map. The user assumes all liability for any use of the information presented on this map. For more information, please contact the Borough at 907-243-4801.



**Figure 1**  
Page 5



## CULTURAL SETTING

### Cultural Resources Assessment

The Glacier View area encompasses numerous sites reflecting the area's use and development from prehistoric times to the present. Some sites are inventoried through the state history office, Alaska Heritage Resource Survey (AHRIS).

Evidence of prehistoric activities has been discovered near former glacial streams and adjacent to current lakes. Not much is known about these early people except they probably followed the life cycles of big game available during the early Holocene era, perhaps 8,000 years ago.

The Glacier View area lies on the western edge of what has been, for several hundred years, part of the Copper River Ahtna Native territory. Former village sites have been located near prominent lakes. In pre-contact times, the Ahtna led a semi-nomadic life, following the seasonal life cycles of resources available in the mountainous area of their homeland. This varied from hunting upland caribou and gathering berries in the fall, to camping on the Copper River for the annual salmon runs in the spring and late summer. Winters were generally spent in small settlement enclaves on inland lakes, where ice fishing provided an occasional relief from a diet of smoked salmon and dried caribou. Trading inland furs for coastal resources, they enjoyed a brisk trade with other members of the Tanaina family, such as the Dena'ina of the Upper Cook Inlet.

With the infiltration of Russian trade goods in the late eighteenth and early nineteenth century, their way of life and social structure gradually changed. Rebuffing Russian attempts at penetrating their territory, they remained fairly autonomous. Their economy, however, became based on trade goods provided by coastal and Upper Cook Inlet natives. The Tahnetna pass and Matanuska river valley provided a trade route for furs and hides such as wolf, fox, lynx and caribou in exchange for Russian goods such as pots, pans, beads and occasionally guns.

Utilizing the mountain corridors, early prospectors and governmental expeditions, in the late nineteenth century, seeking a route to the Yukon gold fields, found the Copper River Tanaina to be unusually tall and robust in comparison with Tanaina located in coastal regions. Government expeditions into the interior relied heavily on the knowledge and ability of the Ahtna to guide them into hitherto unknown territories. Leamard, Castner and others were impressed with the

heavy loads the Ahtna were capable of carrying for great distances. They also found them quite familiar with an assortment of trade goods including foodstuffs and clothing.

By the 1890's the Copper River people were making their own annual forays to the Alaska Commercial Company at Knik. The frozen Matanuska River was used as a route to sled the goods up and down to and from the trading stations located on the Knik Arm. This area, therefore, was an important conduit for goods passing from the Matanuska Valley into the Copper River country.

The Glacier View-Tahneta Pass area provided an important passage to the interior. Once the territory became a United States possession, prospectors soon came into the area in search of gold. Nelchina is just east of Glacier View. Now a ghost town, in 1913 Nelchina was an important village site for gold miners plying the upper tributaries of the Alfred, Caribou and Nelchina rivers.

The Alaska Road Commission was instrumental in building a wagon road from the government townsite of Chickaloon, west of Glacier View, to the Nelchina gold mines within and east of Glacier View. Several small cabins provided the weary traveler a night's refuge along the route; an unwritten rule was to keep the cabin supplied with enough wood for the next traveler. During the 1920's gold mining, along with big game guiding and packing for miners and government expeditions, were the only economic means available in the area. A number of miners settled and took out homesteads. Meekin's hunting camp is made up of several cabins with dirt floors, one of which was reportedly built in 1902 (possibly the oldest cabin in the Matanuska-Susitna Borough). Hitchcock's homestead is also an early site dating back to the 1930's.

During World War II the area once again became significant as a passage to the interior. Anxious to provide the City of Anchorage with a year-round port, in 1941 the War Department allocated money for the Glenn Highway to meet the Richardson highway at Glennallen and thence to the open port of Valdez. The road to Glennallen took on greater significance when construction of the Alaska-Canadian (Alcan) highway began. Once the Alcan started to be punched through, connecting the lower 48 states to Alaska, the Glenn Highway was extended to meet the Alcan at Tok Junction. Sites of significance became road camps such as Hick's Creek and Sheep Mountain.

Utilizing road construction camps, road houses were erected for travelers driving the Glenn Highway. Unfortunately, many of the early roadhouses have burned down. Those who delivered

mail from Anchorage during the late 1940's had a long road to haul; as they reached remoter stops near Glacier View they often discovered families had lost track of time (radio waves could not reach remoter districts). One mail deliverer mentioned he often found alarm clocks and watches in mail boxes waiting for him to set when he deposited mail.

During the Cold War in the 1950's the government again utilized the corridor for construction of the White Alice Communications System (WACS). By 1960 thirty-four stations were completed. Unlike radio transmission signals which are bounced off the ionosphere (layer of atmosphere closest to earth's surface), the WACS depended upon tropospheric scatter. Construction of a huge antenna, the size of a drive-in movie screen, reflected high power radio signals to the troposphere (layer of atmosphere between ionosphere and the stratosphere). White Alice had a 6,000 mile route most of which was used for military purposes only (Antonson & Hanable: 396). Only 15 communities adjacent to White Alice sites benefited from its service. It is unknown whether the Glacier View area benefited from its antenna. It was not long before radio service reached the area's inhabitants.

Although satellites have since taken over the early communication systems, today the area is still used as an important corridor for telecommunications. Inhabitants of the Glacier View area still enjoy a remote existence but due to better roads and communications, it is no longer cut-off from civilization. The area also serves visitors seeking recreational activities.

The references used to summarize the cultural setting of the Glacier View planning area are listed below.

#### Bibliography: Cultural Resources Assessment

AHRS Records: Compiled by the State Office of History and Archaeology.

Antonson, Joan M. and William S. Hanable

1992 Alaska's Heritage Volume II, second edition. Alaska Historical Commission Studies in History No. 133. Pp.395-396. Anchorage: Alaska Historical Society.

Scager-Boss, Fran and Lawrence Roberts

1994 Carle Wagon and Chickaloon trail Inventory and Survey. Report on file at the Matanuska-Susitna Borough Cultural Resources Division.

Oral histories and manuscripts on file in the Cultural Resources Division of the Matanuska-Susitna Borough were also consulted.

The following sites of historic interest have been inventoried within the planning area:

- \* Two prehistoric sites - one identified as the "Jackie" site
- \* Sheep Mountain White Alice Communications Systems site
- \* Hitchcock homestead
- \* Meekin hunting camp
- \* Anthracite coal exploration site
- \* Matanuska wayside site
- \* Pinochle Hill lookout



The State Historical Preservation Office and/or Borough Cultural Resource Division can provide the specific location of these sites to individuals or agencies that have projects which might affect or be affected by them.

### Population and Economy

The characteristics and total population of a community are largely dependent upon the economy that supports it. The number of basic sector jobs (those jobs that bring money into the community) plus the jobs that are created by that money in the service or secondary sector determine the size of the local population. In a self-contained local economy, you can multiply the number of local jobs that are filled by the average household size and approximate the population of the area. Unemployed, retired, and commuters or seasonal workers will throw that estimate off.

The local economy will have a significant affect on the physical character and even design (form follows function) of the community. Heavy industry can bring smoke and noise and odors with it, along with large amounts of stored products and waste materials. Depending upon the type, mining will show itself in pits, holes, tailings, cloudy streams, settling ponds, etc.

Economy

Block Group 1 of Census tract 2 of the 2000 federal Census closely approximates the planning area prior to the 2008 boundary amendment. Therefore, economic information for that block group is used here to represent the Glacier View community. 2010 census data could show amended population data reflecting the 2008 boundary adjustment.

There were 178 persons 16 years of age or older in the area in 2000. Of those, 47.2 percent were in the labor force and all were employed. The following tables describe the employed work force and compares the information to the Borough as a whole:

**OCCUPATION**

	<u>Glacier View</u> <u>Number/Percent</u>	<u>MSB</u> <u>Number/Percent</u>
Management, Professional & Related Occupations	16 or 19 percent	7,513 or 30 percent
Service	38 or 45 percent	4,041 or 16 percent
Sales & Office	0	6,318 or 25 percent
Farming, Fishing & Forestry	0	222 or 0.9 percent
Construction, Extraction & Maintenance	6 or 7.1 percent	4,402 or 18 percent
Production, Transportation & Material Moving	24 or 28.6 percent	2,485 or 10 percent
<b><i>TOTAL</i></b>	<b><i>84 or 100.0 percent</i></b>	<b><i>24,981 or 100.0 percent</i></b>

## INDUSTRY

	<u>Glacier View</u> <u>Number/Percent</u>	<u>MSB</u> <u>Number/Percent</u>
Agriculture, Forestry, Fishing, Hunting and Mining	0	1,413 or 5.7 percent
Construction	12 or 14 percent	2,841 or 11 percent
Manufacturing	0	594 or 2.4 percent
Wholesale Trade	0	606 or 2.4 percent
Retail Trade	0	3,217 or 13 percent
Transportation, Warehousing & Utilities	6 or 7 percent	2,046 or 8.2 percent
Information	0	977 or 3.9 percent
Finance, Insurance, Real Estate Rental & Leasing	0	924 or 3.7 percent
Professional, Scientific, Management, Administrative & Waste Management	7 or 8 percent	1,659 or 6.6 percent
Education, Health & Social Services	16 or 19 percent	5,312 or 21 percent
Arts, Entertainment, Recreation Accommodation & Food Services	29 or 35 percent	2,059 or 8.2 percent
Other Services (Except Public Admin)	14 or 17 percent	1,348 or 5.4 percent
Public Administration	0	1,985 or 7.9 percent
<b><i>TOTAL</i></b>	<b><i>84 or 100.0 percent</i></b>	<b><i>24,981 or 100.0 percent</i></b>

Of the 84 employed workers in the Glacier View area, 62 or 73.8 percent were in the private sector while 22 or 26.2 percent were employed in the government sector (education) - in this case the local government sector. This is compared to 78.75 percent in the private sector and 20.8 percent in the government sector (includes education and public administration) Borough-wide.

The median 2000 household income in Glacier View was \$36,429 compared to \$51,221 for the entire Borough. Per capita Glacier View income was \$14,855 compared to \$21,105 for the Borough.

Population

Population and other demographic characteristics of the Glacier view planning area prior to 2008 boundary amendments were approximated (very closely) by using information from the 2000 Federal Census for Block group 1 of Census tract 2. Therefore, when Glacier View is associated with the following data, it is more specifically Block group 1 of Census tract 2. 2010 census data could reflect the revised Glacier View boundaries.

The 2000 residential population of Glacier View was approximately 249 persons. Demographically those persons can be described as follows:

Male: 137 or 55.0 percent

Female: 112 or 45.0 percent

By age group:

Age 4 and under	10
5 to 9 years	21
10 to 14 years	18
15 to 19 years	21
20 to 24 years	2
25 to 34 years	20
35 to 44 years	42
45 to 54 years	62
55 to 59 years	15
60 to 64 years	10
65 to 74 years	21
75 to 84 years	6
85 and over	1

Median age: 42.9

Percent of pop. under 19: 28 percent

Percent of pop. 65 & over: 11.2 percent



There were 82 school-age children in the area during the 2000 census, which approximated the year-end 99-00. The school year enrollment for the 2006/07 school year is 49 students. In 2000, 7 persons between 18 and 24 in the area went away to college or graduate school and others left the area for employment. If they don't return or aren't replaced by young immigrants, the school population can be expected to decline. This small number of young adults affects the median age of 42.9 which is older than the overall Borough median age of 34.1 years.

In 2000, 11.2 percent of Glacier View residents were age 65 or over, as compared to 5.9 percent in the general Borough population.

221 persons or 88.8 percent of the population were white; a majority of the rest was Alaska Native or American Indian. The overall Borough population was 87.6 percent white and 5.5 percent Alaska Native or American Indian in 2000.

Borough estimates of the population of the rural areas such as Glacier View, or those areas on the road system but beyond commuting range of Anchorage, indicate fairly stable and small populations over the last ten years. School enrollments are reasonably good indicators of population trends, and school enrollments at Glacier View over the last 14 years were as follows:

<u>Year End</u>	<u>Enrollment K-12</u>
1993-94	42
1994-95	52
1995-96	56
1996-97	53.5
1997-98	62
1998-99	66
1999-00	54
2000-01	55
2001-02	48.8
2002-03	36.85
2003-04	38.69
2004-05	50.4
2005-06	60.5
2006-07	49.5



School enrollment has remained remarkably consistent. Enrollments have fluctuated between a high of 66 in 1998/99 and a low of 37 in 2002/2003. Average enrollment over the years listed was 52 students.

New housing construction is another indicator of population trends. The 2000 Census indicates that there are currently a total of 239 housing units. Of these, there are 96 occupied housing and 143 are vacant, many due to seasonal use. The 2000 Census provides the following information as to year of construction for the 239 housing units in the Glacier View area:

<u>Year Structure Built</u>	<u>No. of Structures</u>
1999 to March 2000	16
1995 to 1998	71
1990 to 1994	37
1980 to 1989	58
1970 to 1979	21
1960 to 1969	18
1940 to 1959	18
1939 or earlier	0

Based on school enrollment, housing construction and occupancy rate, one can conclude that there has not been a significant increase in population since the 2000 census. When the 2010 census is conducted, different information could be revealed.

**CONCLUSIONS:**

The population of Glacier View appears to have remained rather stable over at least the last ten years and there are no current signs of significant growth in the area. Unless there is a serious stimulus to the local economy, such as a major mine opening, we can assume that the Glacier View population will probably remain in the 200 - 300 range for the foreseeable future.

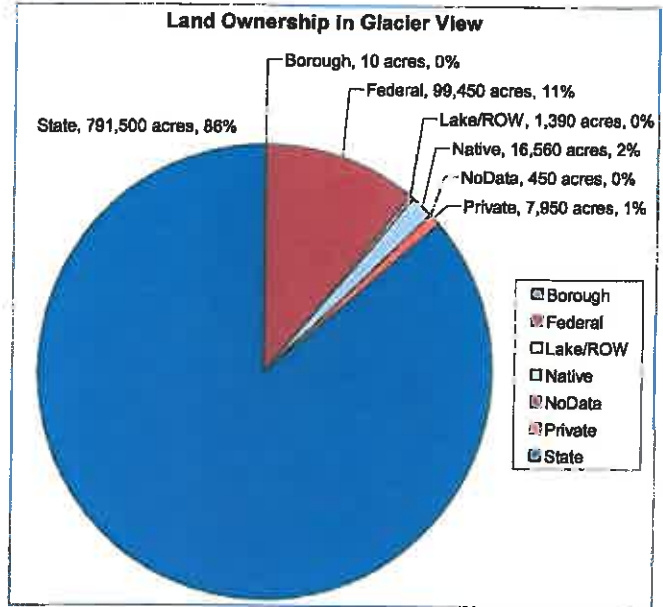
Photo Courtesy of:  
Mary Belonzi



Land Ownership

Land ownership in the planning area is summarized as follows:

State (TA'd * and patented) ..	791,500 acres
Federal .....	99,450 acres
Native .....	16,560 acres
Private .....	7,950 acres
Borough .....	10 acres
Lake/ROW .....	1,390 acres
Agency no data .....	450 acres
 TOTAL .....	 917,310 acres *



\* Total land acreage does not include rivers.

Ownership and acreage information is derived from Borough records.

Figure 1 is an index map of the planning area showing the location of the detailed inset maps; Figures 2-1 through 2-4 illustrate the pattern of ownership.

By far the largest landowner in the area is the State of Alaska; therefore, its land management policies will have a great impact on the area. Current state land management plans for the area are contained in the Susitna Area Plan, dated June 1985.

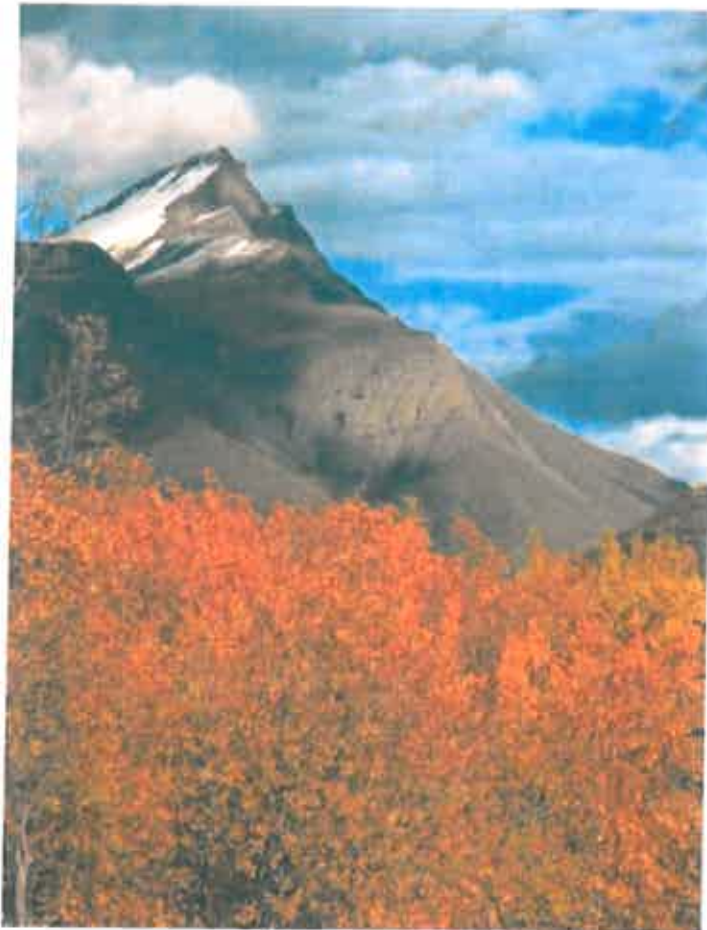
Federal land occurs in a few large blocks.

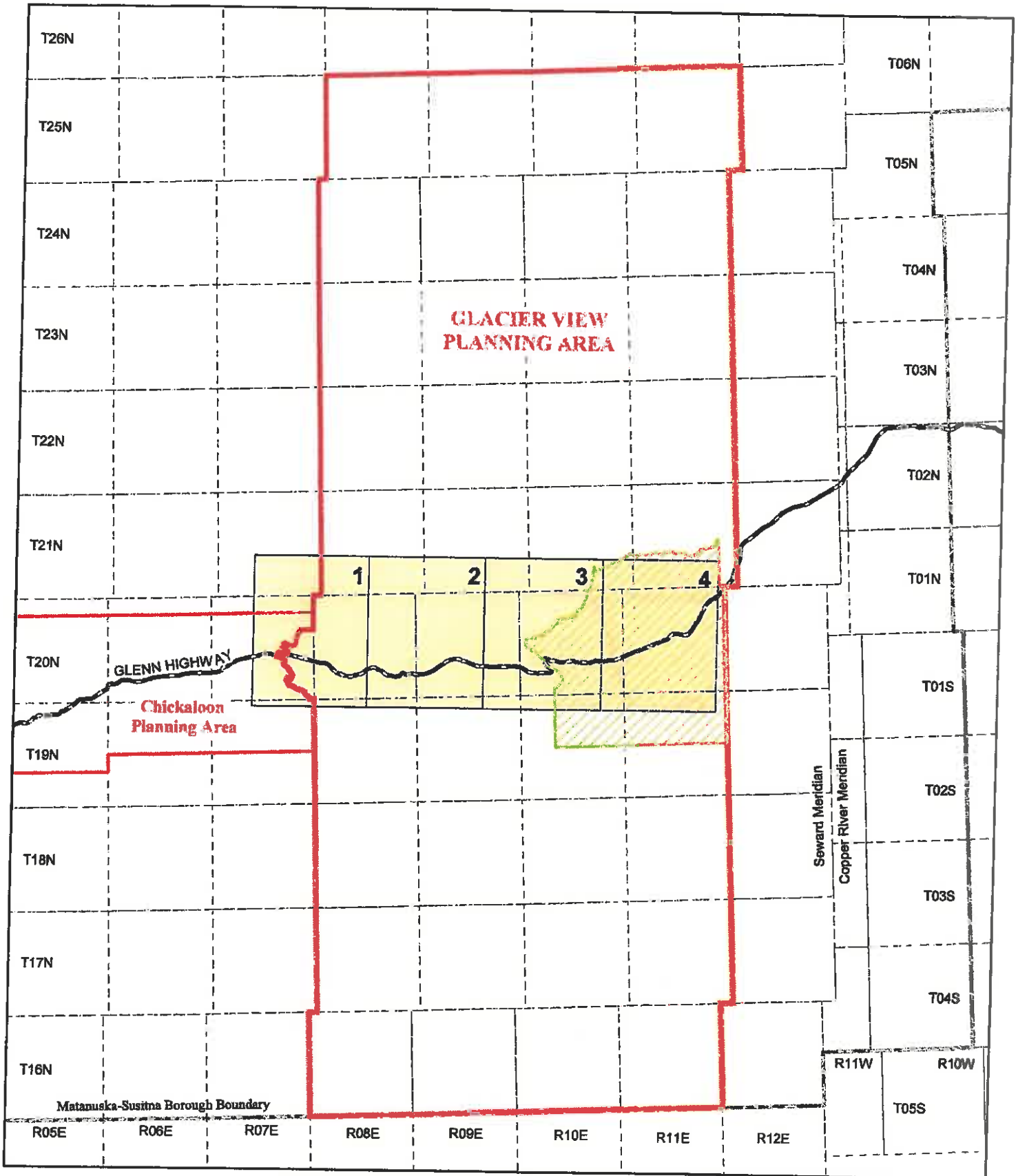
The large block of native lands near the core of the community is owned and managed by Cook Inlet Region Incorporated (CIRI). There are a few native allotments transferred by the federal government. Such ownership is granted special status and exemption from local regulation.

## Existing Land Use

The following features have affected the development of the Glacier View Community

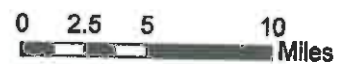
- The Glenn Highway
- The location and amount of privately owned land, which in turn is along the Glenn Highway
- Mining
- Limited local economy
- Topography - Aside from mining, most development activity occurs along the north side of the Glenn Highway within the Matanuska River valley and in the foothills of the Talkeetna Mountains.

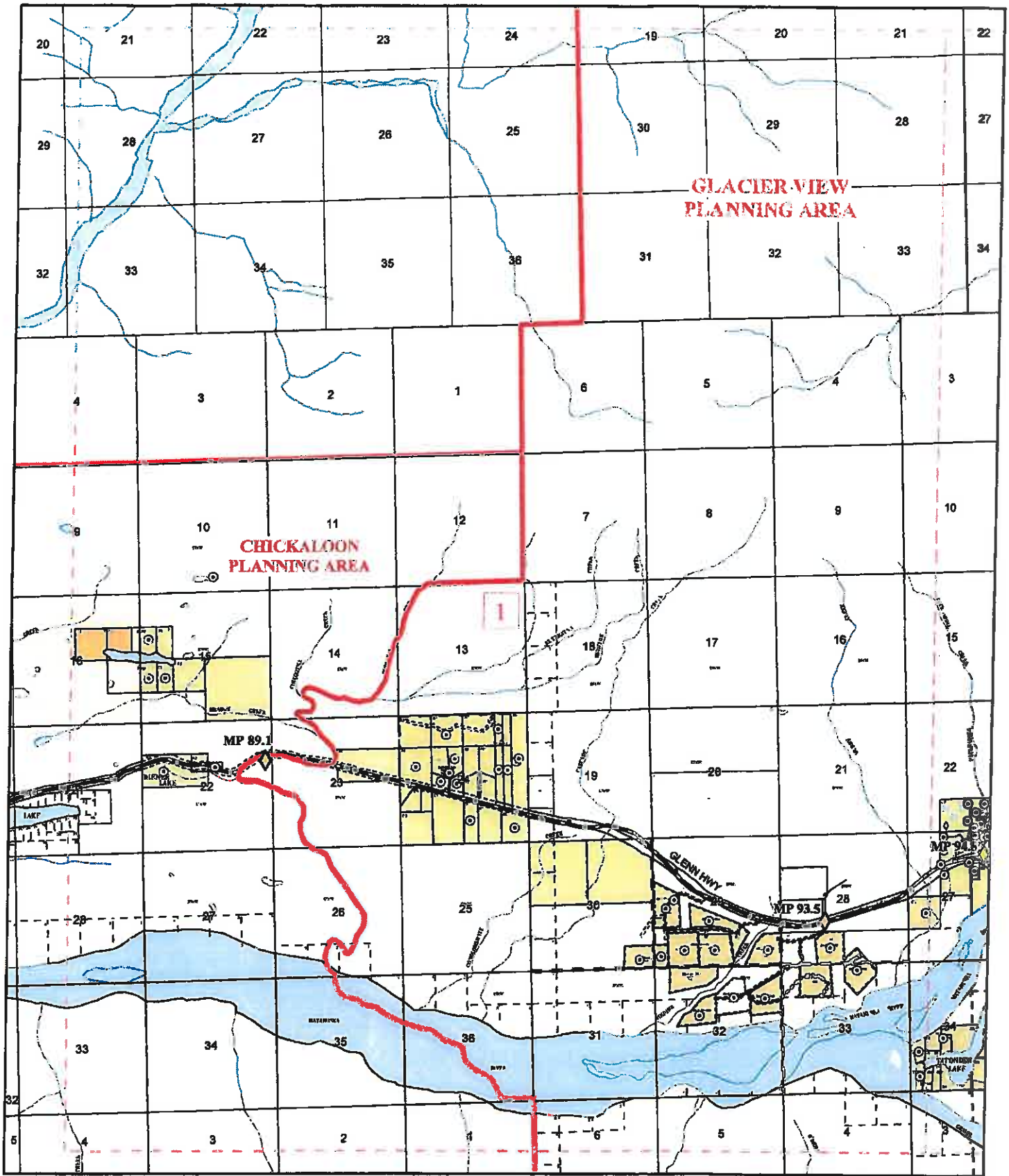




**FIGURE 2**  
**Glacier View Planning Area - INDEX**

-  Glacier View Planning Area
-  Sheep Mountain Sub District
-  Detail Maps

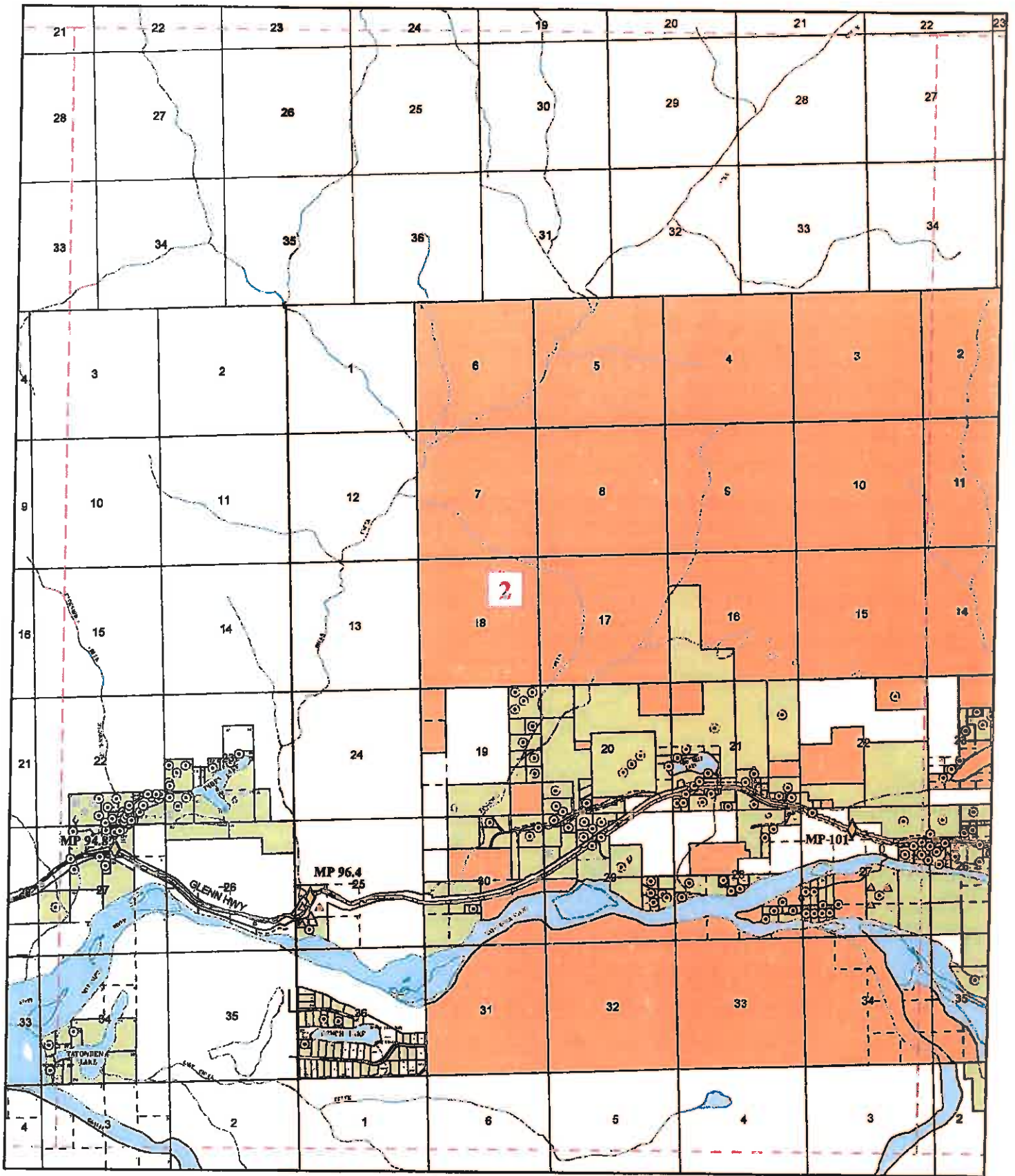




Glacier View Planning Area - FIGURE 2-1

- |                 |                  |                            |
|-----------------|------------------|----------------------------|
| <b>Land Use</b> | <b>Ownership</b> | GLACIER VIEW PLANNING AREA |
| ○ RESIDENTIAL   | BOROUGH          | MAP BOUNDARY               |
| → COMMERCIAL    | STATE            | SHEEP MTN. SUB DISTRICT    |
| ● INDUSTRIAL    | PRIVATE          |                            |
| ○ PUBLIC        | FEDERAL          |                            |
| ★ AGRICULTURE   | NATIVE CORP      |                            |
| ⊕ RECREATION    |                  |                            |



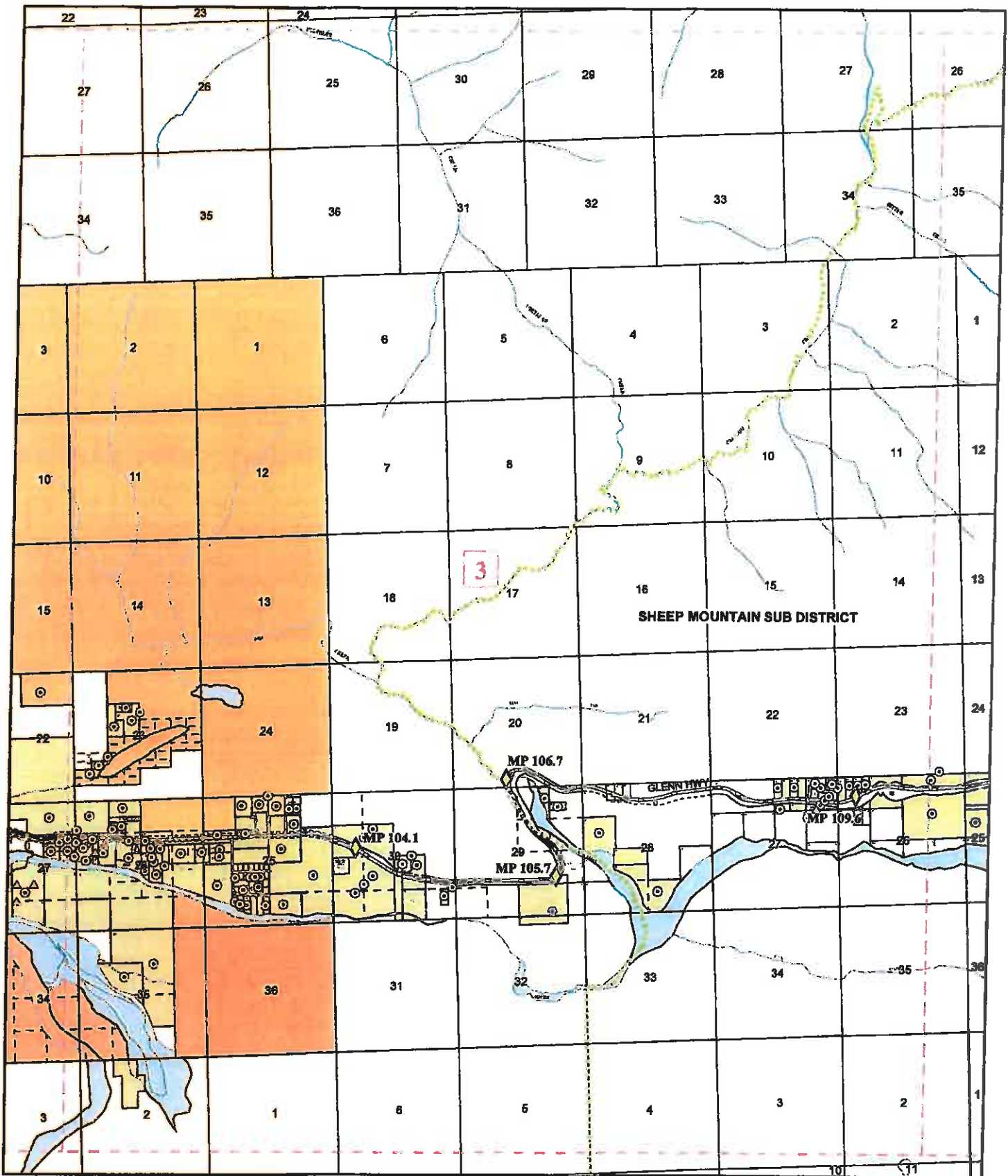


Glacier View Planning Area - FIGURE 2-2

- |                 |                  |                            |
|-----------------|------------------|----------------------------|
| <b>Land Use</b> | <b>Ownership</b> | GLACIER VIEW PLANNING AREA |
| ○ RESIDENTIAL   | BOROUGH          | MAP BOUNDARY               |
| △ COMMERCIAL    | STATE            | SHEEP MTN. SUB DISTRICT    |
| ● INDUSTRIAL    | PRIVATE          |                            |
| □ PUBLIC        | FEDERAL          |                            |
| + AGRICULTURE   | NATIVE CORP      |                            |
| ⋄ RECREATION    |                  |                            |

0 0.5 1 2 Miles



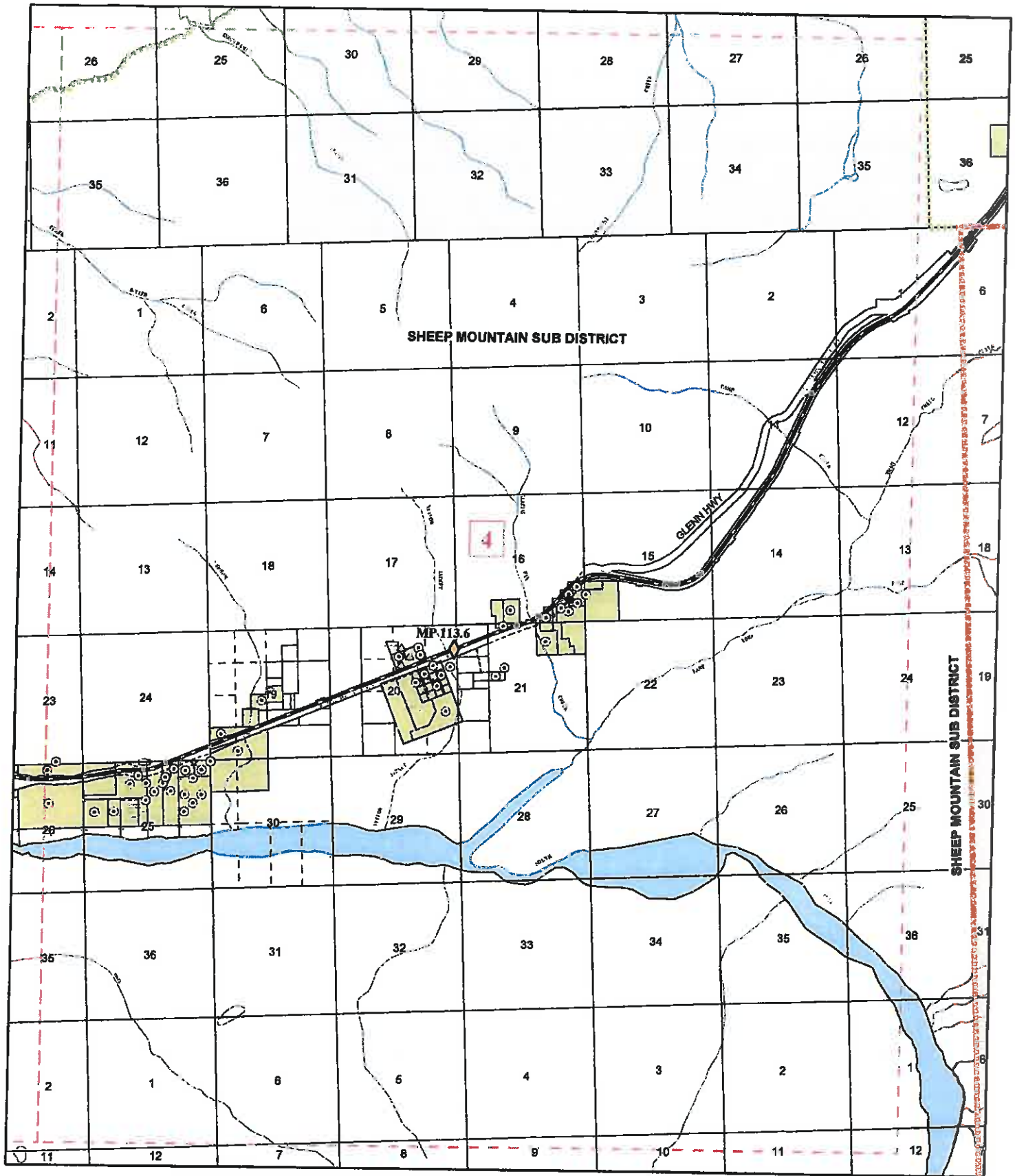


**Glacier View Planning Area - FIGURE 2-3**

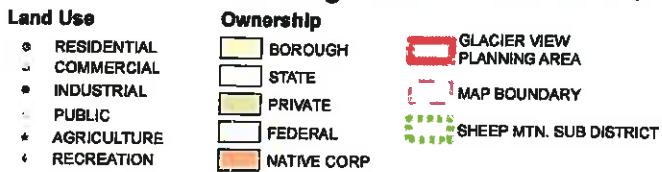
- |                 |                  |                                   |
|-----------------|------------------|-----------------------------------|
| <b>Land Use</b> | <b>Ownership</b> | <b>GLACIER VIEW PLANNING AREA</b> |
| • RESIDENTIAL   | ■ BOROUGH        | ■ MAP BOUNDARY                    |
| - COMMERCIAL    | ■ STATE          | --- SHEEP MTN. SUB DISTRICT       |
| • INDUSTRIAL    | ■ PRIVATE        |                                   |
| - PUBLIC        | ■ FEDERAL        |                                   |
| + AGRICULTURE   | ■ NATIVE CORP    |                                   |
| • RECREATION    |                  |                                   |

0 0.5 1 2 Miles





Glacier View Planning Area - FIGURE 2-4





Except for mines and signs of mining activity, the existing development pattern of Glacier View is very "linear" - that is, the communities businesses, public facilities and homes are very strongly oriented within a narrow band of private property along the Highway - with a concentration between Pinochle and Caribou Creeks. This pattern is reflected in the map of existing land use (Figures 2-1 through 2-4).

Residential use is mostly single family housing on relatively large lots. This would include both conventionally, on-site constructed housing as well as mobile homes.

Commercial activity is almost totally associated with recreation and tourism - i.e. lodges, gas stations, bed and breakfasts, air charter services, guiding, souvenirs, arts and crafts, etc., however, there are local contractors and excavator businesses as well. There are no stores where general merchandise is sold.

Industrial activity is limited to mining, gravel extraction and a junk yard or two. There is currently no commercially significant material processing or manufacturing activity in the area.

Several activities can be classified under the category of "transportation, communications and utilities" including a State highway maintenance yard, school bus parking and an Alascom communications facility.

Public and semi-public uses include Glacier View School, Victory Bible Camp, Glacier Park, Glacier View Bible Church and state trails.

Photo Courtesy of: Mary Belonzi

## NATURAL SETTING

### Topography and Geology

The principal topographic features of the area are:

- The Talkeetna Mountains to the north
- The Chugach Mountains to the south
- The Matanuska River Valley in between



The Talkeetnas are a radial, ice-carved mountain range containing several glaciers between 6 and 10 miles in length and numerous smaller ice fields. Summits in the range are generally even with maximums at 6-7,000 feet (Alaska Regional Profiles).

The Chugach Mountains are another rugged range with the large majority of its mass above tree-line. It also has been heavily glaciated and continues to harbor several large glaciers including the Matanuska Glacier - perhaps the centerpiece of natural features within the Glacier View community and the origin of its name. The Chugach Mountains serve to block weather systems originating in the Gulf of Alaska and Prince William Sound, marking a climatic boundary between maritime and transitional and continental types.

The Matanuska River Valley is quite narrow through most of its length within the planning area - generally less than six miles across before rising into the Talkeetnas on the north and the Chugach on the south. The valley floor trends upwards from west to east and from over 1,000 feet above sea level in the west to over 3,000 feet in the east. The divide between Matanuska and Copper River drainages runs at about 3,300 feet. Tree line tends to average about 3,000 feet above sea level. The valley remains narrow eastward to the confluence of the East and South Forks of the Matanuska River, where it broadens dramatically, and provides vast panoramas to the south from the Glenn Highway.

The Matanuska River is a major barrier to transportation and, therefore, to development through most of its length within the planning area. Only frail private bridges and cable crossings provide access across the river.

### Drainages

The principal drainage feature within the planning area is the Matanuska River and its East and South Forks. As noted, it defines and constrains the area's settlement pattern. It also divides the area clearly into two watersheds - a northern area draining the Talkeetna Mountains and a southern watershed draining the Chugach Mountains. Principal Talkeetna Mountain streams within the area are Purinton Creek (forming a part of the planning area's west boundary), Hicks Creek, Caribou Creek, Crooked Creek and Old Man Creek. These streams have defined valleys which provide access into and through the mountains as evidenced by trails bearing their names. Caribou Creek has a deeply incised valley that effectively divides the northern area into eastern and western portions. The Glenn Highway makes a major switchback as it descends and ascends the canyon of Caribou Creek.

The streams draining the Chugach Mountains - including Gravel Creek, Glacier Creek, South Fork of the Matanuska River, Middle Creek and the Nelchina River are not as well known as they are not as accessible as the Talkeetna Mountains area, being on the opposite side of the

Matanuska River from the Glenn Highway. The Matanuska Glacier is an ice stream that is perhaps the most dramatic and unique visual feature of the area - in fact giving the Glacier View community its name and identity.

Flood plains of the streams in the area have not been mapped. There is no flood hazard information available and the U.S. Army Corps of Engineers has not conducted any hydrographic surveys in the area. The Glacier View community is not currently participating in the National Flood Insurance Program.

However, the Glacier View community does lie within the Southcentral Coastal Management District.

### Geology and Mineralization

Very generally, the area can be divided geologically into the Talkeetna Mountains to the north and Chugach Mountains to the south.

#### Talkeetna Mountains

The Talkeetna Mountains are underlain by a large granitic batholith or relatively homogeneous, solid, deep-seated rock formed from cooled magma deep in the Earth's crust. This batholith intruded or was thrust up into younger volcanic and sedimentary rock formations creating a complex geological pattern. Copper, gold and silver are associated with the intrusions. The area has been heavily affected by glaciation.

#### Chugach Mountains

The Chugach Mountains are a curved range of east-trending ridges underlain by shale, greywacke and volcanic rocks that have been weakly metamorphosed (or changed/densified in structure by intense pressure) and strongly deformed and faulted. Relatively geologically young granitic intrusions cut through older fragmented rocks. The peaks of the Chugach Mountains are ice covered and glaciers stretch down valleys toward the Matanuska River - notably the Matanuska, Powell and Nelchina Glaciers.

### Permafrost

Permafrost is permanently (at least for two years) frozen subsoil, rock formation or bedrock. Permafrost at shallow depths can have serious implications for construction - e.g. thawing of permafrost layers below heated structures can lead to structural collapse. Most of the planning area north of the Matanuska River is underlain by discontinuous layers of permafrost; while the area south of the River is underlain by only isolated masses of permafrost. The extreme eastern side of the area is generally underlain by a continuous layer of permafrost that may be interrupted around large water bodies.

### Earthquakes and Slides

The planning area is part of a vast and continuous seismically active belt that circles the Pacific Ocean and, in Alaska, is one of the most seismically active regions in North America. Seismic or earthquake activity is generally associated with movement of rock formations along fault or fracture lines. The planning area is crisscrossed by several major fault lines - perhaps most notably the active Castle Mountain Fault.

Snow avalanches and land and rock slides are common phenomena in mountainous terrain with heavy snowfall such as the Glacier View area.

### Mineralization

The Nelchina Mining District lies partially within the planning area, extending from Hicks Creek on the west to Eureka Summit on the east and from the Glenn Highway on the south to the upper valleys of the Oshetna River and Sanona Creek on the north (Plate 1). The Nelchina District is one of five mining districts within the Borough.

Mining districts are those areas within which 90 percent of past mining activity has taken place, and within which most future mining and exploration may be expected. These districts have been recognized since about 1910 and previously were even quasi-political subdivisions with elected councils.

According to the publication, Matanuska-Susitna Borough. Summary of Mineral Resources, by Daniel E. Renshaw, P.E. in July 1983:

“The only metallic mineral of consequence, which has been noted throughout this area and in virtually every stream, is gold. It has been found to date only a placer mineral. Silver is usually associated with the raw gold in proportion of approximately 15 percent. Platinum is also a persistent associated metal, although usually of minor importance. In spite of the widespread distribution of gold throughout this area, there have been relatively few discoveries made which have led to mining developments of any consequence. Tenor is relatively low, and the flaky gold is difficult to recover...”

In his Summary Report. Matanuska-Susitna Borough Surficial Geology (Generalized) with Distribution of Mineral Discoveries, (June 1979), A.L. Renshaw, Jr., P.E. states that:

“Within the Nelchina District gold is widespread but often of low grade. The lack of bedrock outcrops has inhibited interest in lode prospecting, and the origin of the gold is an open question. It is the writer’s opinion (as well as that of others) that the placer gold has been largely derived from erosional reconcentrations of massive conglomerates. However, the original source is likely related to sparse (sic) mineralized fracture zones in the Talkeetna formation. The area needs to be systematically prospected by modern exploration methods.”

In the early 1900's gold mining in the area had attracted enough attention to create the town of Nelchina, just east of Glacier View, at the confluence of the Little Nelchina River and Crooked Creek. The town has long since been abandoned and its buildings destroyed or hauled off for the materials.

Further per Daniel Renshaw:

“Two occurrences of massive limestone occupy the areas between the head of Caribou Creek and the Little Nelchina River. They appear to be associated with an underlying coal-bearing formation within the southwesterly portion of the district. Extensive deposits of zeolites have been recently identified in the Horn Mountains. Gypsum and minor copper mineralization are known at Sheep Mountain. Copper mineralization has also been discovered in the extreme northwestern area of the district...”

There is some evidence of the presence of chromium in the area as well.

Access has been the principal deterrent in the development of mining operations within the Nelchina District.

Climate

The climate of the Glacier View area appears to be divided between "transitional" and "continental" types. The western end of the planning area to the vicinity of Sheep Mountain would be more transitional while the area to the east more continental.

Transitional climate is so-called as it affects an area between maritime and continental climatic types, and weather in the region will vary between continental and maritime types. Average temperatures will be more extreme than those of maritime regions, but less so than in areas affected by continental systems. Temperature extremes will most resemble continental patterns. Precipitation amounts will also vary. Surface winds will usually be light, but exceptions are common - especially winds that are channeled down narrow mountain valleys.

Continental climate is characterized by extreme summer and winter temperatures. Precipitation and winds are generally light with stronger winds created by local conditions.

Temperature and precipitation data are listed below for a representative station within the planning area:

Sheep Mountain

Mean temp. (summer).....	41 F - 62 F
Mean temp. (winter).....	1 F - 34 F
Extreme temp. ....	-36 F - 84 F
Mean annual precipitation.....	11" (including 50" snow)



Given an average mean temperature of 40 for field crops, the Sheep Mountain area would have a growing season of 68 days with 1150 growing degree days (a minimum of 1500 growing degree days necessary for most crops grown in Alaska). There is an average of 81 days between the last spring frost and the first fall frost in the Sheep Mountain area with the average last spring frost date being about June 5 and the average first fall frost being August 24.

Soils

The following is a very generalized description of soils in the Glacier View planning area. It is only representative of dominant soil characteristics - not site specific conditions. All units described include soils in addition to those indicated.

Plate 2 and the following descriptions are adapted from Figure 125b "Soils - Cook Inlet Subregion" and associated text from Alaska Regional Profiles, Southcentral Region, coordinated and prepared by Lidia L. Selkregg in cooperation with the Office of the Governor, State of Alaska; The Joint Federal-State Land Use Planning Commission for Alaska; and the University of Alaska, Arctic Environmental Information and Data Center, July 1974.

## Soil Type

Refer to the Plate 2 legend for a layout description of the soil mapping unit symbols. The following soil orders, slope groups, and textural groups are displayed on Plate 2:

SOP – IAHP: An association of well-drained, thin, strongly acid, very gravelly soils with a deep permafrost table on slopes dominantly in excess of 12 percent and poorly-drained loamy soils with a peaty surface layer and a shallow permafrost table on slopes dominantly less than 12 percent. Moderate erosion potential.  
2g 1m  
E2

IUP – IAHP: An association of well-drained, thin, gravelly soils with a dark, acid surface layer and deep permafrost table and poorly drained soils with peaty surface layer and shallow permafrost table on slopes dominantly in excess of 12 percent and moderate erosion potential.  
2g E2

SOT – EOT: An association of well-drained, strongly acid soils and well-drained loamy or gravelly gray soils on slopes dominantly in excess of 12 percent with moderate erosion potential.  
2g E2

IAHP: Poorly-drained loamy soils with peaty surface layer and a shallow permafrost table on slopes dominantly less than 12 percent and moderate erosion potential.  
1m  
E2

IUP: Well-drained, thin, very gravelly soils with a dark, acid surface layer; deep permafrost table on slopes dominantly in excess of 12 percent and a moderate erosion potential.  
2gE2

RM: Very steep rocky or ice covered land.

I: Ice

## Natural Vegetation

The following is a generalized description of vegetative types in the planning area. Plate 3 and the descriptive material are adapted from Figure 132b "Vegetation - Cook Inlet Subregion" and associated text from Alaska Regional Profiles, Southcentral Region; coordinated and prepared by Lidia L. Selkregg in cooperation with the Office of the Governor, State of Alaska; The Joint Federal - State Land Use Planning Commission for Alaska; and the University of Alaska, Arctic Environmental Information and Data Center, July 1974.



**Bottomland Spruce-Poplar Forest:** A tall, relatively dense forest system primarily containing white spruce that is locally mixed with large cottonwood and balsam poplar. Both black cottonwood and balsam poplar quickly invade floodplains and grow rapidly and often include paper birch and quaking aspen; but these species are eventually replaced by white spruce.

Associated grasses, herbs, etc. include bluejoint, fireweed, horsetail, wintergreen, parsley fern, marsh fern, lichens, mosses, liverworts, mushrooms, and other fungi.

**Upland Spruce-Hardwood Forest:** A fairly dense, mixed forest composed of white spruce, Alaska paper birch, quaking aspen, black cottonwood and balsam poplar. Black spruce occupies areas with poor drainage, while pure stands of white spruce and mixed stands of black cottonwood and balsam poplar are common along streams. Combined stands including white spruce, black cottonwood, balsam poplar, birch and aspen are common on well-drained, South-facing slopes.

Associated grasses, herbs, etc. include bluejoint, fireweed, horsetail, parsley fern, marsh fern, lady fern, fragile fern, other ferns, lichens, mosses, mushrooms, and other fungi.



**Lowland Spruce-Hardwood Forest:** A dense to open lowland forest of evergreen and deciduous trees, including pure stands of black spruce.

Associated grasses, herbs, etc. include cottongrass, horsetail, fireweed, parsley fern, marsh fern, fragile fern, lichens, mosses, liverworts, mushrooms, and other fungi.

**Low Brush Bog and Muskeg:** Often treeless wet flat basins dominated by dwarf shrubs underlain by sedges, mosses, and lichens.

Shrubs include Labrador tea, bog cranberry, willow, blueberry, birch and bog rosemary.

Cottongrass covered tussocks can occur amongst the more common sedges, rushes, lichens and mosses.

**Moist Tundra:** Low-growing vegetation usually forming a complete ground cover. Composition varies from almost continuous cottongrass, with a sparse growth of sedges and dwarf shrubs, to stands where dwarf shrubs dominate.

Shrubs include willow, dwarf arctic birch, Labrador tea, American green alder, Lapland rosebay, blueberry, and lingonberry.

Grasses, herbs, etc. include cottongrass, polar grass, bluejoint, hairgrass, fescue, lyme grass, alpine azalea, mountain avens, bistort, yarrow, geranium, horsetail, fireweed, wood rush, sedges, lichens, mosses liverworts, mushrooms, and other fungi.

**Alpine Tundra and Barren Ground:** Composed mostly of low mat plants (herbaceous and shrubby) and typically found on rock and rubble of mountains above 2,500 feet - usually above the forest and brush systems. Regeneration is often extremely slow following damage by fire, over-grazing, or mechanical disturbance - with some lichens taking more than 60 years to fully recover. Alpine tundra is of "prime importance" to Dall sheep and mountain goat.

Shrubs include resin birch, dwarf arctic birch, arctic willow, crowberry, Labrador tea, mountain heather, rhododendron, dwarf blueberry, alpine blueberry and alpine bearberry.

Grasses, herbs, etc. include mountain avens, moss campion, arctic sandwort, cassiope, alpine azalea, sedges, lichens, mosses, and miscellaneous fungi.

### Land Mammals

Plates 4 and 5 illustrate the habitats of principal mammals in the area. The illustrations and legends are from Figures 135b and 136b "Terrestrial Mammals - Cook Inlet Subregion" found in Alaska Regional Profiles, Southcentral Region, coordinated and prepared by Lidia L. Selkregg in cooperation with the Office of the Governor, State of Alaska; The Joint Federal-State Land Use Planning Commission for Alaska; and the University of Alaska, Arctic Environmental Information and Data Center, July 1974.



### Water Fowl

According to Alaska Regional Profiles, Southcentral Region, waterfowl are present in low densities in the Matanuska River valley eastwards to the vicinity of Caribou Creek and at the eastern end of the valley within the planning area.

## PLANS

The planning elements of the Glacier View Comprehensive Plan include future land use, community facilities and transportation plans. The Glacier View Comprehensive Plan and its components should be reviewed at least every five years. Plans for the future of Glacier View community are to be guided by this plan's goals. The community's overall goals are as follows:

### OVERALL GOALS

To maintain the rustic, rural character of lands in the area with a local economy based upon diversified use of resources, while maintaining aesthetic values. Provide opportunities to expand the land use regulations within certain areas (upon request by the residents), including offering varying densities and uses, to protect the values residents enjoy from living in Glacier View while still protecting private property rights, providing economic benefits, maintaining aesthetic values and protecting public health, safety and welfare.

Any improvements or changes to the Glenn Highway should emphasize safety, views and access to adjacent public lands. Improvements to the road should be consistent with the rural character of the area.

The community must be informed in a timely manner concerning issues affecting it so as to be adequately involved in any decisions that are made by other organizations or agencies.

In 2004, residents and property owners in the area of Sheep Mountain requested Borough assistance to prepare a new chapter of the Glacier View comprehensive plan to address issues and concerns specific to their area. They identified their boundaries and went through the planning process to establish the Sheep Mt. Sub-district. The new plan chapter resulted in a request from those property owners to develop special land use district (SPUD) regulations within their sub-district to implement the goals in their chapter of the plan, to protect the unique characteristics of the Sheep Mountain area. The sub-district's western boundary is Caribou Creek and it extends east to approximately Mile 118. It is bordered on the north by Squaw Creek and on the south by the Chugach Mountains.

In 2008, a boundary adjustment was requested by the community council and approved by the Borough assembly, removing the two easternmost ranges (R12E, Seward Meridian and R10W Copper River Meridian) from the community council area. As a result of this adjustment, the boundary now ends at approximately mile 118, the eastern boundary of the Sheep Mountain sub-district.

The planning team for this Glacier View plan update reviewed the remainder of the area and agreed that, because of the vastness of their boundaries, different geographic areas, lifestyles, and desires of local residents, additional sub-districts could be established within the council area. As a result, the planning team and community members have identified four sub-districts in addition to Sheep Mountain and have outlined the unique differences (west to east) as follows:

- Cascade area
- Victory area
- Central Glacier View area
- Island area
- Sheep Mountain Sub-District

There are community members who have expressed interest in developing additional regulations in the existing Glacier View SPUD specific to these areas, similar to the Sheep Mt. Sub-District. By identifying these different areas, this plan acknowledges the unique differences and sets the stage for local residents to identify goals specific to those areas, and to develop land use regulations in their districts in the future if they choose to do so, to achieve those goals, and to protect aesthetic values and preserve open space.

**CASCADE AREA** – generally begins at Purinton Creek, the western border of the community council boundary, and ends at Hicks Creek. The Cascade area has rolling topography to the north of the Glenn Highway, and steep bluffs south of the highway down to the Matanuska River. The privately owned lots in the area are large and have low density residential development, many of them weekend cabins. The State DOT maintenance facility and the old school site are in the Cascade area. There is potential for commercial and additional residential development. Availability of good well water in this area varies. The major trailhead located in this district is the Purinton Creek trailhead (approximately mile 91), which provides access to several recreational parcels and public land north of the highway.

**VICTORY ROAD AREA** – generally consists of the privately owned lots in the valley, north of the highway, and accessed by Victory Road, up to and including Index Lake parcels. The topography is rather steep, but most of the area has good availability of potable well water. The

Spring Creek store is located in the Victory area, as are Victory Bible Camp and the school bus facility. Many of the lots along Victory Road are smaller than those in Cascade, and there is a higher density consisting mostly of local residents, instead of recreational cabins as in other areas of Glacier View. Several EMS responders live in this area.

**CENTRAL GLACIER VIEW AREA** – generally begins just past Hicks Creek, extends east to Caribou Creek and is bordered by the Matanuska River on the south. The topography varies, but the north side of the highway is more conducive to larger lots and lower density; to the south between the highway and the river, the lots are generally smaller. The ability to get good well water in this area varies. This is the area which contains a majority of the Glacier View population, businesses and services, as well as the church, school, state recreation site, solid waste transfer site, and the access point to the Matanuska Glacier. Many of the parcels are on what were originally homesteads. The realignment/upgrade of the highway between Mile 97 and Caribou Creek has increased visibility and safety, and provided several turn-outs and additional passing lanes, making this area a good location for the mixture of uses which currently exist there.

**GLACIER VIEW ISLAND AREA** – generally this area is located south of the Central Glacier View area, near Mile 102. The Island area consists of mostly gravel and this section of property is geographically special in shape and bound by water on all sides. The Matanuska Glacier borders the east side; the Matanuska River borders the north and west sides; and the Glacier Outlet River borders the south side. The island area's only access is via two privately constructed and maintained bridges. The island is all privately owned; 30 percent of the property is owned by CIRI and 70% is old homesteads, trade, and manufacture sites, which have since been partially sub-divided and sold. Of this 70 percent, approximately 50 percent is residential and 50 percent is recreational. Several businesses are present on the Island. These businesses are privately owned and operated. The residents enjoy owning and living on property that has excellent water availability and good wastewater capabilities.

**SHEEP MOUNTAIN SUBDISTRICT** – area outlined previously. See Sheep Mt. Sub-District chapter for additional information.

## LAND OWNERSHIP, USE AND ENVIRONMENT PLAN

Given the close relationship of land use and economy, the community's economic aspirations are appropriate to identify in the land use and environment plan element.

### Land Use Goals

1. Keep the area as it is - that is keep it natural in character and preserve existing values. Values to be preserved include the relative freedom of the area from regulations. Therefore, the update of this plan should not result in excessive regulations and government involvement, but should not preclude the opportunities for residents and property owners to request review and update of existing regulations within any of the sub-districts.
2. Protect the natural environment including its beauty, and wildlife - and prevent pollution.
3. Identify and protect cultural and historical resources and sites. Mitigate potentially negative or destructive impacts.
4. Preserve historic values.

### Economic Goals

1. To maintain and promote a year-round recreation, commercial and tourism-based economy consistent with existing development.
2. Not to discourage other economic and industrial development consistent with the environment and rustic nature of the area, such as timber harvesting and gravel and mineral extraction, etc.
3. To take advantage of development and funding opportunities identified through the Glenn Highway National Scenic Byway Interpretive Plan.

The form of the community is constrained by:

1. **Land ownership:** Only a very small percentage of the land in the planning area is in private hands, and that is in a narrow broken band along the Glenn Highway.
2. **Reliance on and orientation along the Glenn Highway:** The Glenn Highway is "Main Street" and essentially the only through street in the Glacier View community. Road access off of the Glenn Highway is generally poorly and unsystematically developed.
3. **Topography:** Specifically the Matanuska River to the south and the Talkeetna Mountains to the north.

These constraints predict continued development of the Glacier View community in the relatively narrow strip of land between the Matanuska River and the steeper slopes of the Talkeetna Mountains to the north.

On June 30, 2000, the Glenn Highway was designated as a State Scenic Byway, and on June 13, 2003, it was designated as a National Scenic Byway. The area covered by the designation begins at Mile 0 in Anchorage, and ends at Mile 137.5, at the eastern border of the Matanuska Susitna Borough, which includes the entire portion of the highway within Glacier View. A Glenn Highway National Scenic Byway Interpretive Plan was produced to establish planning guidelines and a long-range vision for maintaining and developing interpretive sites and services along the historic pathway. The designation focuses not on regulation but on recognition and funding opportunities. The interpretive plan recommends implementing projects that:

- Enhance existing facilities along the Byway;
- Enhance travelers' experiences by offering more interpretive opportunities and adequate rest areas;
- Provide travelers with information about Byway resources;
- Provide travelers with opportunities to learn about the Byway's natural, scenic, cultural, historic, recreational and archaeological qualities;
- Encourage local communities, businesses and residents to take ownership in the Byway and its resources; and
- Benefit Byway businesses.

Goals and objectives listed in the interpretive plan include:

- Present interpretive themes in a way that visitors understand their meaning and how they fit together to tell the stories of the Byway;
- Maintain interpretive sites and services so travelers may enjoy updating of interpretive sites;
- Provide high-quality interpretive displays relevant to Byway themes;
- Enhance scenic views and maintain scenic character along the corridor;
- Promote safe and responsible use of the Byway and its resources;
- Promote community involvement and ownership of the Byway and its resources; and
- Develop and coordinate a spectrum of programs, facilities, and media.

## LAND OWNERSHIP

### Public Lands

#### Federal Lands

Federal lands are managed by the Bureau of Land Management (BLM). The BLM follows a multiple use management philosophy. Recently, the BLM prepared a Proposed Resource Management Plan (RMP) and Final Environmental Impact Statement (EIS) to provide direction for managing public lands within the Glennallen Field Office boundaries and to analyze the environmental effects that would result from implementing the alternatives presented in the Proposed RMP/Final EIS. Federal lands in the Glacier View area are within the Glennallen District.

#### State Lands

By far the majority of land in the planning area is owned, tentatively approved for ownership, or has been selected by the State of Alaska. The State's lands are managed by the Alaska Department of Natural Resources (DNR) under guidelines set forth in Alaska State Statutes and administrative procedures found in the Alaska Administrative Code.

The State develops plans for its lands at three levels: Statewide, planning "area", and within management units. Each level establishes guidelines for the next more local level of plan; and plans become more specific from the State plan level to management plan level. Area plans define subregions, management units and subunits; management plans develop detailed plans for management units and subunits.





The Glacier View planning area lies totally within the Susitna Area for which a plan was completed by DNR and the Borough in June 1985. The Borough participated on the planning team and offered its land for consideration for management recommendations within the same process. The State utilizes a form of multiple use management including recognition and management of agricultural, fish and wildlife habitat, forestry, recreation, settlement, subsurface resources and materials, and transportation values.

The Susitna Area Plan contains areawide policies for land management that apply within all management units, as well as primary and secondary land use designations and land management policies for each management unit and subunit.

The management intent of the Glenn Highway Subregion of the Susitna Area Plan with respect to coal and other subsurface resources is significant to future economic development in the area and consistent with the community's goal to base its local economy on natural resources. The Plan states that, "All public land in this subregion is open to exploration and development of oil and gas. All land is open to mineral location except for planned settlement areas, the Jim-Swan Lakes area and several small developed public recreation sites and the land surrounding several sheep mineral licks. These latter areas are open under leasehold location." As to forestry, "Lands are retained in several areas for commercial and personal use timber harvests. Personal use wood lots are located at intervals along the highway in locations with reasonable access." Portions of state land within the vicinity of most of the private land in the community are reserved for personal use timber harvest.

**Recommendation:**

1. There has been some expression of interest for more State lands to be offered for sale - particularly remote lands.

**Borough Land**

The Borough owns only a small amount of land within the area, and - except for the Glacier View School site - all of this is in the extreme western portion of the area. Until the Borough develops its own land management plan, Borough lands are managed under the Susitna Area Plan in this area. The Borough conducts land disposals in accordance with the procedures contained in MSB Title 23. As noted above, resource values on Borough lands were inventoried during the Susitna Area planning process and some recommendations for Borough lands were made. Generally, resource values identified for State lands would be the same for Borough lands within the same management unit.

### **Summary Recommendation for all Public Lands**

Maintenance of the rural, rustic character of the area and protection of the natural environment and its scenic values are very important to the community. These values are incorporated in the overall goal statement and land use goals for this Plan. However, another, perhaps overriding, goal of the community includes the preservation of the current relative freedom from regulations. Therefore, the community is willing to trust current residents and private land owners to preserve environmental and rustic rural values on the relatively small amount of land that is currently in private ownership. Since the majority of land in the area is publicly-owned, the community is very concerned that decisions of public land managers - be they federal, state or Borough - might lead to activities that could significantly and negatively impact the natural environment and the rural rustic character of the area. Such activities might include strip mining, careless timber clear-cutting, "improvements" to the Glenn Highway that are inappropriate for the area or allowing other developments on public land that are incompatible with the area and/or hazardous to local inhabitants.

**Therefore, it is imperative that the community council be informed in a timely manner by public land managers so as to be involved in decisions regarding use of public land in the area.**

### **Private Lands**

#### Generally

The community generally agrees that there is ample land in private ownership in the planning area to accommodate any foreseeable residential growth.

Generally, the community feels that under current conditions and given the relatively small amount of land in private ownership in the area, there is currently little threat to the environment and to the rural character of the area from private owners. However, as evidenced by the recent request from Sheep Mountain residents, a growing concern to retain the qualities that community members value by establishing general districts, certain residents may choose to implement measures to protect those qualities. This could only occur as a result of a request and general consensus by affected residents and property owners, and would go through a significant public preparation, review and approval process.

**Recommendation:**

1. At the request of residents and property owners within districts, implementation measures may be established to protect public health, safety and welfare, aesthetic values and accomplish more specific goals within those areas.

**Native Lands**

Cook Inlet Region Incorporated (CIRI) owns the majority of the land within T20N R9E - in the middle of the planning area; therefore, CIRI will play an important role in the future development of the community. The community should establish a cooperative relationship with CIRI, probably through the Community Council, so as to be included in the latter's planning for use of its Glacier View lands. There are a few native allotments in the area, that is, parcels that were transferred directly to native individuals by the federal government. Native allotments have special status in that they are exempt from local land use regulations.

**Recommendation:**

1. Establish a cooperative relationship with CIRI as decisions are made for use of CIRI land within the community.

**LAND USE**

**Residential Use**

Borough population estimates between the 1990 and 2000 census and beyond have indicated more or less stable year-round populations in Glacier View. Between 1990 and 2000, census data indicates 124 housing units have been built in Glacier View. However, the census data also indicates that almost 60 percent of the 260 total housing units are for seasonal, recreational or occasional use. Until the local economy grows to support a larger population, not much growth can be expected.

Due to the Glacier View community council boundary amendments in 2008, 2010 census data may vary slightly in consistency with previous censuses, depending on the boundaries determined during the 2010 census project.

Any residential construction in the near future will most likely be for recreational purposes; larger lots, view lots and lots with other environmental amenities will tend to attract such development.

There is more than enough vacant land to accommodate any foreseeable growth. Much of this land is in large parcels that could be further subdivided while some is in existing vacant subdivision lots. Even many of those larger lots with structures on them could be further subdivided. Improved access and clearing up "nonconforming parcel splits" would make many of the existing parcels more attractive for development.

The recent update to the subdivision section of the Borough code (previously Title 16, now Title 27) provides incentives for "open space subdivisions." Several residents have shown interest in this option as an avenue to enhance opportunities for residential development nodes. The incentives could also provide an opportunity to identify areas where lower density or retention of certain natural areas due to topographical, geographical, carrying capacity or natural hazard constraints might be encouraged such as was done in the Sheep Mt. sub-district.

**Recommendations – Residential:**

1. Educate developers of the option for "open space subdivisions."
2. Identify the different areas that would be best suited for lower density and areas that would be best suited for smaller lots and more concentrated development.

**Commercial Use**

Over recent years, the area has been experiencing a slight increase of commercial establishments. With little population growth anticipated in the foreseeable future, the prospects for many new community-serving businesses are not good, although a general store would be beneficial to the area. Any new commercial development in the area will most likely be recreationally oriented, either serving the traveling public or recreationalists in the area. This type of commercial development includes roadhouses, lodges, guide services, flying services, etc.

Community-serving commercial activity such as stores selling groceries, hardware, building materials, etc. might also locate in the area; if a commercial area should develop, it should be off of the highway to minimize conflicts between local commercial traffic and through-traffic. Such development should aesthetically enhance the area and its rural/rustic nature.

**Recommendations – Commercial:**

1. Encourage recreationally oriented commercial enterprise.
2. Consideration should be given to minimizing the number of individual commercial accesses onto the Glenn Highway.

3. Work cooperatively to implement the goals of the Glenn Highway National Scenic Byway Interpretive Plan.

### **Industrial Land Use**

This plan encourages industry based upon utilization of local natural resources. That would include mining and, to a lesser extent, forestry as well as agriculture, especially animal husbandry. Initial or finished processing of local raw materials might be feasible, e.g. a small saw mill, chipper, rock crusher/gravel processing, or transportation services related to extractive industry might be viable.

In 2005, the Borough adopted area-wide regulations for earth materials (gravel) extraction activities on public and private land. The extent of the regulations depends on the extent of the operation, i.e. smaller, seasonal operations may require an administrative permit, while larger year round activities require either a conditional use permit or a rezone to an "Interim Materials District." The intent of the regulations is to allow gravel extraction operations to occur, while offering safeguards to ensure the operation does not have a negative impact on neighboring properties relating to noise, lighting, traffic, and visual impacts. In addition, Borough wide regulations were recently finalized to employ similar regulations for timber harvest activities.

The Glacier View community supports development of natural resources. To be consistent with the overall goal of protecting the natural environment including its beauty and wildlife, and prevent pollution, safeguards or "best management practices" should be encouraged when natural resource development occurs.

### **Recommendations - Industrial:**

1. Encourage the development of industry based upon responsible natural resource extraction and processing - e.g., forestry, agriculture, grazing and mining.
2. Other industrial type uses that could have a negative impact on community health, safety and welfare should go through a public review process to ensure the activity does not have a negative impact on the natural environment.

## ENVIRONMENT

An important component of a land use plan is the protection of the very resources that the residents and users enjoy. The connectivity of uses via “grey infrastructure” such as roads, utilities, etc. goes hand-in-hand with the connectivity of those lands and resources via “green infrastructure” such as public trails and open space, wetlands, stream and water corridors, and wildlife corridors. This green infrastructure is a significant commodity which is important to identify and maintain, not only for local residents and users to enjoy, but also to protect the health, safety and welfare of the people, the land and the wildlife.

Identifying and maintaining the green infrastructure in Glacier View is a much easier task than in, for example, the Core Area between Palmer and Wasilla, or Meadow Lakes, where rapid development has already threatened the infrastructure. Wildlife corridors and hunting opportunities near the urban centers have diminished, major drainage systems have been blocked or re-routed causing flooding, and traditional trails are no longer available. Those denser areas are now struggling to regain some of the connectivity, trails, water sources and corridors that have been lost. By identifying these significant features in this plan update, protective measures can be put in place to ensure that future development occurs in a way that minimizes negative impact to the land and the wildlife.

The major creeks and/or watersheds north of the Glenn Highway that flow into the north fork of the Matanuska River (identified as those west of and including Caribou Creek and the Matanuska River) are:

- Purinton Creek
- Cascade Creek
- Muddy Creek
- Hicks Creek
- Packsaddle Creek
- Pinochle Creek
- My Lake outlet
- Dan Creek
- Squaw Creek
- Caribou Creek
- Matanuska River

The major creeks and/or watersheds north of the Glenn Highway that flow into the east fork of the Matanuska River or the Little Nelchina River drainage (identified as those east of Caribou Creek, to the Little Nelchina River) are:

- Jack Ass Creek
- Gypsum Creek
- Glacial Fan Creek
- Camp Creek
- Trail Creek
- Little Nelchina River (upper portion)

Major lakes near the Glenn Highway in the area are):

- Bug Lake
- Tatondan Lake
- Index Lake
- My Lake
- Bench Lake\*
- 100 Mile Lake

(\* - stocked by ADF&G):

Major Wildlife Corridors crossing the Glenn Highway (based on local knowledge) include:

- Mile 89 - 93 (Purinton creek area) – Moose
- Mile 99.5 - Moose
- Mile 106 - Moose cross the highway under Caribou Creek bridge
- Mile 109 - Sheep
- Mile 111 - Sheep and goat
- Mile 114 - Sheep
- Mile 117 - Major flyway for migratory birds, significant raptor viewing opportunities

Recommendations – Environment:

1. Educate property owners and encourage them to develop in a way that does not degrade environmental features, and that minimizes negative impacts to wildlife corridors.
2. Encourage subdivisions to reserve open spaces.

## **PUBLIC FACILITIES, SERVICES AND UTILITIES PLAN**

The Borough adopted a Borough-wide Public Facilities Plan (PFP) in 1984 with a partial revision in 1987. At the time of this Glacier View Plan update in 2007, the PFP is once again being updated, and several additional planning documents are now available that will have an impact on public facilities and services in the Glacier View area.

Since the original PFP and the Glacier View Comprehensive Plan were adopted, state and federal requirements for providing emergency services have changed dramatically. In addition, several components of the PFP were updated, including the sections on Libraries, Cultural Resources, Waste Disposal, and Borough Parks, Recreation and Open Space, and Trails.

In addition to the PFP, in 2004 the Borough adopted an Emergency Operations Plan. The plan contains four volumes consisting of: Administrative Overview, Emergency Operations Guide, Emergency Operations Center Guide, and a Resources Manual. The Administrative Overview section covers actions that should occur during certain emergency situations, and hazard information and assessment.

The 1994 Glacier View Plan specifically referred to the recommendations in the 1984 PFP. However, since the PFP is being updated, and the Emergency Operations Plan has been adopted, the community wants to use this Glacier View Plan Update as the opportunity to set the goals from the community. This section will cover a list of existing facilities, services and utilities and, when necessary, make a community recommendation on each.

**OVERALL GOAL:** To encourage the improvement and development of a range of community facilities, services and utilities consistent with population size, lifestyle and public safety and support the traveling public, the natural environment, tourism and outdoor recreation.

For purposes of this plan update, this chapter will be broken down into two sections:

1. Public Facilities and Services
2. Public Utilities

## **PUBLIC FACILITIES and SERVICES**

### **HEALTH**

#### **Acute Care**

The only professional health care provider in the area is the school nurse that serves Glacier View School on an occasional basis. Some itinerant services are provided by public health nurses and other private practitioners. Otherwise, the nearest primary care can be obtained in Glennallen or Palmer. Palmer, with Mat-Su Regional Medical Center and a supporting staff of physicians, pharmacists, nurses and technicians, appears to be the destination of choice for most Glacier View residents.

#### **Emergency Medical Services**

The Matanuska-Susitna Borough exercises emergency medical services on an areawide basis. The nearest ambulance service operates out of the Victory Road area with trained EMT's. Victory Bible Camp also has trained EMT's on camp staff. Additionally, there are four or five EMTs certified by the Borough as first responders and/or drivers in the area. The Sutton first responders also act as an ambulance backup. It is reported to serve the area well. The emergency response vehicle used by the EMT's is housed in a private facility in the Victory area. Accidents on the Glenn Highway and the remoteness from



primary care and hospital facilities make it important to have some kind of local emergency medical response available.

According to the Borough's 1984 PFP, "Emergency Medical Services" entails five broad areas of responsibility:

1. Immediate response by first responders (BLS – basic life support);
2. Response, evaluation, treatment and transport by an ambulance (ALS – advanced life support);
3. Special rescue and response teams, such as dive team, HAZMAT (Hazardous Material) team, and special extrication teams;
4. Transportation of pre-evaluated patients from one care facility to another; and
5. Community involvement in such areas as CPR training, first aid classes, water safety, etc.

The PFP provides guidelines for rural, road accessed areas such as Glacier View. While that plan is currently being updated, these areas of responsibility remain key to the community. The planning team identified their ability to address these areas of responsibility as follows:

**1. *Immediate response by first responders (BLS – basic life support).***

The Borough's Emergency Medical Services program provides training and equipment for first responders in the Glacier View community. The committee feels that these first responders provide a much needed and adequate response service to the area. The community would benefit greatly from having a public facility in which to store all of its equipment and to conduct ongoing training exercises for its responders.

**Recommendations:**

1. It is recommended that first responders continue to be recruited and trained at the ETT and EMT level.
2. Public telephones and 911 phones should be set up and identified along the highway. Signage alerting the traveling public to their location should be included. E-911 does currently function in the Glacier View area.
3. Investigate avenues to provide a public facility in which to centralize emergency response equipment and training.

**2. *Response, evaluation, treatment and transport by ambulance (ALS – advanced life support).***

At one time, there was an ambulance at Glacier View that covered an area from Glenn Highway Mile 85 to the Borough border and the Lake Louise area. This service is now being provided by the responders and emergency response vehicle located at Victory. This ambulance service covers about 20 miles west toward Chickaloon and 60 miles east to the Lake Louise area.

Helicopter ambulance will probably be used in critical cases. Currently, private helicopter responders such as LifeFlight are occasionally used.

**3. *Special rescue and response teams, such as dive team, HAZMAT team, and special extrication teams.***

The nearest ambulance with rescue equipment is based at Victory Bible Camp with back up available at Sutton. Dive teams are based at Central Station and Big Lake.

The numerous lakes and particularly the popularity of kayaking and white water rafting on the Matanuska River make water safety an important consideration in the Glacier View area. The remoteness of most sites where water accidents are likely to occur make initial reporting of the incident critical and probably causes the longest delay in responding.

Within the past several years, the community has been successful in obtaining a storage conex in which to store wildfire suppression and HAZMAT response equipment and materials. The conex is located at the Glacier View School. Other options are being pursued to obtain, place and stock additional storage facilities in other locations throughout the planning area.

Perhaps a first responder in the area could also receive HAZMAT training and be provided with minimal equipment to deal with spills in the area pending arrival of more completely equipped response. There is currently no HAZMAT capability at Victory Bible Camp.

Recommendation:

1. A local first responder or first responders could be cross-trained in accident rescue, non-diving rescue, and handling of hazardous materials and be provided with minimum appropriate equipment.

**4. *Transportation of pre-evaluated patients from one care facility to another.***

The Victory Bible Camp ambulance can transport pre-evaluated patients either by meeting the Sutton ambulance halfway or transporting patients to the Mat-Su Regional Medical Center in Palmer.

**5. *Community involvement in such areas as CPR training, first aid classes, water safety, etc.***

In relatively remote areas such as Glacier View with minimal to no local emergency service and where the nearest help is miles and perhaps hours away, self help becomes vital. In medical emergencies, it is very important that proper training be received to enable appropriate self-help.

Recommendations:

1. First aid and CPR training should continue to be made available to the entire community through the School District, Borough Emergency Medical Services and the Red Cross.
2. Contact Borough EMS for assistance in obtaining information on emergency help, safety and accident prevention. This should include winter survival and avalanche safety.
3. It is important that everyone learn to swim and how to deal with water emergencies, including falls through thin ice.
4. Have training and contact information available at the Borough such as a 1-800 number with recorded information for major emergencies.

### *Communications*

In addition to these five broad areas of responsibility, one of the key components of ensuring emergency medical response is provided promptly is to ensure the availability of a wide range of communications methods so the link between dispatch, first responders, ambulances, troopers, hospitals and clinics, and others can be maintained. Coordination of a reliable means of communication for day-to-day emergencies as well as large-scale incidents is a major concern of the community. Local first responders, as they are identified, trained, and equipped, should be supplied with communications equipment that will satisfy basic requirements in all situations.

## **PUBLIC SAFETY**

### Fire Protection

There is no Borough fire service in the planning area. The State Division of Forestry will respond to wild fires but has no mission to protect private property.

The 1984 PFP provides for protection of Borough buildings such as Glacier View School from the nearest Fire Service Area which is Sutton. As recommended in the 1993 Glacier View comprehensive plan, the new school includes an automatic fire suppression system (sprinkler), additional water storage and an on-site fire pump.

Under the 1984 PFP, there was an attempt to form a fire service area with an automatic/mutual aid agreement with Arctic Missions, Inc. (now Victory Bible Camp). However, more recent opinion is that a fire service area is probably not feasible in the Glacier View area at this time and that reliance on fire safety and self-help are more workable approaches to protecting the area against structural fires. In 2003, the community council voted against establishment of a fire service area. In 2008, a contract fire service became available in Chickaloon. It is possible that a similar option may be available to residents of Glacier View should they be interested in doing a similar program.

In recent years, the community council has been successful in securing wildfire fighting and HAZMAT response equipment, which is stored in a conex located at the school. The fire fighting equipment is not intended to be used for home fires, but when a wildfire becomes a threat to life or personal property, it should be accessed. Currently, the

equipment is accessible by a few key community members, but additional community members should also have access to and training on use of the equipment.

**Recommendations:**

1. Fire safety in the home and in the woods should be taught and emphasized in the community. The Borough's Emergency Services Department will help with this.
2. Safe building practices should be observed as they affect fire safety, e.g., proper installation of wood stoves and home wiring.
3. Smoke alarms and CO2 monitors should be used and every home should have a proper fire extinguisher and proper training in their use.
4. Ensure appropriate community members have access to and training on wildfire fighting equipment.

**Police Protection**

Police protection for the Glacier View area is provided by the Alaska State Troopers. Wildlife Protection officers enforce state fish and game regulations in the area. Troopers patrol the Glenn Highway and respond to calls from either Palmer or Glennallen. The planning team noted that response time is slow but adequate.

Discharge of firearms too near residences has been noted as a problem in the area. Except for biological reasons, the Alaska Department of Fish and Game does not have the authority to close areas to hunting, although areas can be declared bow-hunting areas only. The Board of Game does have the authority to close areas to hunting; therefore, petitioning that body to do so would be an option, perhaps within a corridor of specific width along roads. The Borough could close areas to the discharge of firearms but has no police force to enforce such a ban.

Under state law, it is a crime to discharge a firearm, "...with reckless disregard for a risk of damage to property or a risk of physical injury to a person." [AS 11.61.210 (a)(3)]. The Alaska State Troopers enforce state law.

**Recommendations:**

1. The Community Council should develop a program to deal with the problem of shooting too close to residences. It could include informational signage alerting hunters/shooters to the presence of residences and people, and the use of "no trespassing," "no hunting" and "no shooting" signs on private property in the area.

### Emergency Preparedness

Emergency preparedness refers to the ability to respond to disaster situations. Disasters may be caused by nature, such as earthquakes, floods, wind damage, wild fires, etc., or they may be man-made, such as accidents resulting in mass casualties or hazardous material spills. The principal objective of emergency preparedness planning is to develop an organizational structure that can respond appropriately and in a timely manner to such emergencies. The Borough has developed an emergency operations plan which is reviewed and updated regularly.

The Glacier View area could be cut off both by road and normal communications in the event of a major earthquake centered along the Castle Mountain Fault. This would require that the area be self-sufficient in needed supplies such as food, fuel and medical supplies for a period of time and that alternate means of communication are provided. The two public/semi-public facilities that could be used for staging or emergency shelter are the new school and the Glacier View Bible Church which was constructed in 2000. However, both of these facilities are west of the Caribou Creek Bridge. Should damage to the bridge occur, residents to the east would likely need to get supplies, food and fuel at Eureka Lodge and in Glennallen.

#### Recommendations:

1. Persons in the community should educate and otherwise prepare themselves and their households for the types of emergencies that are possible in the area e.g., avalanches and mud-slides, earthquakes, forest fires, etc.
2. Residents should ensure that they have adequate fuel, medical supplies, food and other emergency supplies to see them through a prolonged disruption of transportation and communication.
3. Use the school for areas west of Caribou Creek, and the new church and Eureka Lodge (secondary/alternative, east of Caribou creek) for emergency shelter location.

### Natural Hazard Mitigation

The Borough is in the process of finalizing the Matanuska-Susitna Borough Hazard Mitigation Plan (HMP) to meet requirements of the Hazard Mitigation Act of 2000. The plan is intended as a guide for reducing losses, both human and economic, due to natural disasters. The document follows the required processes of identification of hazards,

mapping the potentially impacted areas, tallying risks and vulnerabilities, and presenting mitigation strategies.

The primary goals of the plan are:

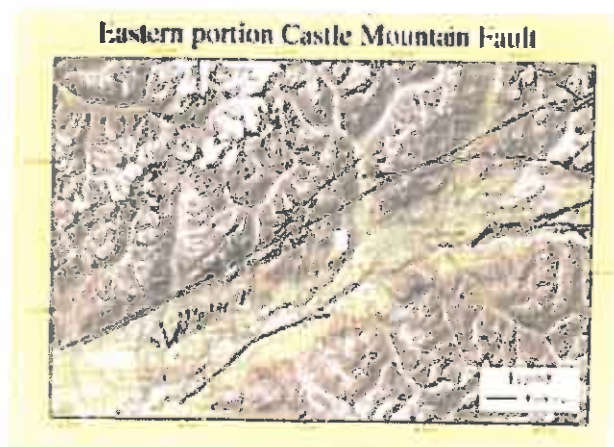
- Minimize injuries and loss of life;
- Minimize damages;
- Facilitate post-disaster restoration of public services;
- Promote economic development.

To attain the goals, the MSB HMP will include measures to:

- Save lives and reduce injuries;
- Prevent or reduce property damage;
- Reduce economic losses;
- Minimize social dislocation and stress;
- Maintain critical facilities in functional order;
- Protect infrastructure from damage; and
- Protect legal liability of government and public officials.

The potential natural disasters in the Glacier View area identified by planning team members include:

- Rock slides
- Snow slides
- Wildfire
- Flooding
- Earthquakes (Castle Mt. Fault runs north of the Glenn Highway through GV)
- Volcanic ash
- Glaciation
- Erosion



**Recommendations:**

1. Work with MSB emergency services to ensure the community is prepared to respond to any of these natural disasters.
2. Work with MSB emergency services to identify appropriate natural hazard mitigation measures and a cost/benefit analysis of each measure.
3. Identify opportunities for funding to implement hazard mitigation measures for potential natural disasters.

Other Public Safety Issues

**Matanuska River Safety**

Concern for safety on the Matanuska River has been expressed. The river is attractive to rafters and kayakers and at least one professional guide service offers float trips on the river. Parts of the river are very hazardous to the uninitiated and the glacial-fed water is cold and silt laden year round.

**Recommendation:**

1. Develop and post appropriate informational signs at public turn-outs, places of business, and known launch sites warning of dangers inherent in use of the river.

**PUBLIC UTILITIES**

Power

Currently electrical service is provided by Matanuska Electric Association (MEA) as far as Mile 105 from the west and by Copper Valley Electric Association (CVEA) as far as Mile 109 from the east. There is no electrical service to the area between Miles 105 and 109. This gap in service is centered on the valley of Caribou Creek which is currently only lightly developed. Matanuska Electric Association notes that its line extension policy requires that new distribution line be paid for by the parties requesting the service; neither MEA nor CVEA would derive much benefit from interconnecting the two systems.

In the mid 1990's, CVEA and MEA investigated the development of an 138 Kilovolt transmission intertie project that would construct transmission lines between MEA's O'Neil Substation at Sutton to Alaska Energy Authority's (AEA) Pump Station No. 11 near Glennallen. Several different routes were considered and reviewed. At the time,



local residents were concerned about aesthetic impacts that a major transmission line would have. Such concerns include visual impacts (e.g., views from the highway and heavily used trails in the area) as well as intrusion of towers, lines and right-of-way clearing within scenic and relatively pristine areas. Those making their living from tourism in the area felt that aesthetic concerns could translate into economic concerns if the power line should detract from the attraction of the area for tourists and outdoor recreationalists. Another concern had to do with alleged detrimental effects on health from long exposure to the electromagnetic field (EMF) created around power lines. Residents close to the power line route were particularly concerned. For a variety of reasons, the utilities chose not to pursue the project. It was this project that caused the community to originally develop the Glacier View Comprehensive Plan, and subsequent SPUD. The existing Glacier View SPUD identifies “major electrical transmission lines and associated electrical substations” as a conditional use.

In 2005, an attempt was made to implement a Borough-wide conditional use permit process for major electrical transmission lines. The first draft was met with strong resistance from the major utility companies in the state and it was pointed out by the utilities that the Regulatory Commission of Alaska (RCA) had regulatory authority over the types of requirements that were in the draft ordinance. The issue was re-evaluated and a revised document was drafted requiring that essential service utility transmission lines should go through a public process, conducted by the utility, and that the Borough would be provided with the decisional document on the final project. In June 2007, the Borough assembly adopted MSB 17.02 Essential Service Utilities.

**Recommendations:**

1. It is recommended that residential electrical power be extended by either MEA and/or CVEA to close the gap in electrical service between Mile 105 and 109.
2. With respect to a potential future Sutton-Glennallen intertie project, this plan recommends the following:
  - A) Alternative means of providing power to Copper River Valley customers be explored.

- B) If alternative means of providing adequate power to the Copper River Valley are not feasible, then the following concerns should be addressed:
- i) Protection of the public in general and residents in particular from ill-effects of the electromagnetic field generated by the power line.
  - ii) Access roads built for construction/maintenance of the intertie should be minimized if not eliminated to reduce impacts on wildlife and residents.
  - iii) Visibility of the power line from the Glenn Highway.
  - iv) Crossing of well-used trails, especially those forming part of the Chickaloon-Knik-Nelchina Trail system.
  - v) Impacts on wetlands.
  - vi) Other impacts on tourism and outdoor recreation.

#### Telephone and Internet Service

Currently telephone, internet and cell phone service up to approximately Mile 114 is provided by Matanuska Telephone Association (MTA). The telephone numbers are either 745 or 746 prefix, and callers are not charged a long distance call when dialing to or from any other numbers within MTA's service area. Telephone service in the eastern portion of the Glacier View area is provided by Copper Valley Telephone Cooperative. These telephone numbers have an 822 prefix and callers dialing an MTA number are charged for a long distance call.

Cell phone service throughout Glacier View is generally adequate; however, there are areas where service is unreliable. As technologies change, Glacier View should continue to pursue the most reliable means of communication available.

#### Solid Waste Management

Solid waste management issues of concern to the community are:

1. Clean-up of, and provisions for, proper disposal of trash generated by tourists, especially at scenic and informational pull-outs.
2. Hazardous material clean up and disposal. The community sees a need to clean up hazardous materials in the back country, and to provide education and means for proper disposal of hazardous materials.

3. Clean-up of, and provisions for, proper disposal of junk vehicles, appliances and other large items.
4. Provisions for pick-up of recyclables.

The Borough provides a solid waste transfer site for collection of refuse at Long Rifle Lodge. At least one 40 cubic yard transfer container is located at this site year-round. During the busy summer (tourist) season, two containers are used. These containers are transported to the Borough's Central Landfill for disposal, which is located between Palmer and Wasilla near the Palmer-Wasilla Highway.

Previously the use of this transfer site was free and unsupervised. Commencing on July 5, 1994, fees for disposal of solid wastes at this site were initiated. The site is open eight hours a day, seven days a week. The attendants at the site screen materials being disposed of and hazardous wastes are prevented from being introduced into the Central Landfill. Facilities for the disposal of waste oil and batteries are available at this site. There is also a transfer site at Eureka Lodge that is open year round.

Recyclables are currently being accepted at the temporary recycle center at the intersection of Palmer/Wasilla highway, and 49<sup>th</sup> State Street. The facility is run by volunteers, by Valley Center for Recycling Solutions (VCRS). VCRS has recently been successful in securing an area of land at the existing landfill for the purpose of developing a full time permanent recycling center. They are currently seeking funding for development/construction of the facility.

Disposal of junk cars and other large items from the Glacier View area pose special problems to the residents. Currently, junk cars can be taken to the landfill and disposed of for a fee of \$30. In recent years, the Borough has conducted an annual spring junk car clean-up program, called "Bumper Drag" and, during that three-day period, the disposal fee is waived. For several years assistance from the Alaska National Guard was provided to help with the project but, since many of the National Guard troops are currently deployed or otherwise on active duty, that has not occurred recently. The Glacier View residents would benefit from this project if the area of focus would be in their community. The Borough is working with community leaders to plan this effort.

The problem of recreational trash and litter along the highway, trails and in the back country remains a major problem in the area,. Tourists/travelers dispose of trash at roadhouse facilities increasing the latter's costs of disposal. There are no provisions for trash collection or disposal at waysides and turnouts where tourists stop for lunch or to change film or a diaper. And mining and other back-country activities generate trash that finds no formal means for its disposal.

**Recommendations:**

1. The community council should work with the Borough (or VCRS) to organize the collection of recyclables at all transfer sites.
2. Identify through signage the location of the transfer station so that the traveling public can make use of it.
3. The Borough and State need to develop a system of collecting, storing and disposing of trash at public waysides, pull-outs and trailheads.
4. The public should be made aware of the proper means of trash and garbage disposal through signage and other forms of public notice. The proper disposal of hazardous materials should be a part of such a public educational program.
5. Glacier View needs to be included in any Borough junk car disposal program.
6. Identify sites in need of cleanup of hazardous materials.

**Water Supply and Wastewater Disposal**

With the exception of Victory Bible Camp, the planning area is served by individual water supply and individual wastewater disposal systems. The need for a safe public water supply that could be used by tourists and local residents has been identified.

The proper installation of wells and wastewater systems is crucial to protection of groundwater supplies and individual water supplies. This includes proper well casing, adequate separation distances between wells and sources of contamination, and proper installation and maintenance of sanitary systems including periodic pumping of septic tanks. Water supplies also need to be protected from contamination by improper storage or spilling of hazardous materials in the vicinity of wells. Special consideration should be given to underground fuel storage tanks to ensure that they are not leaking.

Most lots and parcels in the area are large enough to provide for on-site wastewater disposal and adequate separation of wells and septic or other disposal systems. However,

there are a few lots less than approximately one acre that could pose problems in these regards. Where lot sizes are less than 40,000 square feet, consideration should be given to holding sufficient adjacent lots in common ownership to provide adequate space for on-site disposal or to employing an alternative wastewater disposal system acceptable to the Department of Environmental Conservation.

Due to steep slopes, poor soils and difficulty in obtaining on-site water and septic, the Sheep Mountain Sub-District has implemented a five-acre lot size minimum within their boundaries, in MSB 17.19 Glacier View SPUD.



#### Recommendations:

1. Identify a year-round water source that can be used by the public or local persons who have no well as a source of safe domestic water supply. Work with the state of Alaska to ensure the source meets DEC requirements.
2. Provide information on the proper installation and maintenance of wells and on-site wastewater disposal systems.
3. In areas where lots are less than 40,000 square feet in size, replatting to achieve that lot size or retention in common ownership of enough adjacent lots be encouraged to facilitate safe on-site wastewater disposal.

## **CULTURAL FACILITIES/SERVICES**

### **Library Service**

The only publicly owned library in the Glacier View area is the school library. The nearest "public" library per se, is located in Sutton.

The 2001 update of the Matanuska-Susitna Borough Library Comprehensive Plan, a component of the Borough-wide PFP, contains the overall goal to "... *provide comprehensive library service to meet the educational, information, recreational, and cultural needs of Borough residents.*" The other goal in the plan which is more specific to rural areas states:

- To expand library services beyond the boundaries of the library building through community outreach.
- To provide appropriate library services to patrons who cannot access the library in the traditional manner.
- To provide an informational website for the Matanuska-Susitna Borough library system.
- To improve the quantity and quality of library and information resources accessible to Matanuska-Susitna Borough residents through the Automated Library System.

The 2001 MSB Library Plan identifies: Core area libraries, community libraries, and general access as the framework by which to provide library services Borough wide. Since Glacier View does not have a community library, the "general access" paragraph appears to be the best way in which to provide library services to the area. This paragraph reads:

**GENERAL ACCESS:** In order to provide access to materials for all populations in the Matanuska-Susitna Borough, an interactive internet site shall be established for information retrieval and to order books and other circulating materials. A toll-free phone number, accessible only by prefixes that are not served by a core area or community library, shall be established to help localized access to library

materials. The centralized administrative staff will maintain the toll-free line and internet site.

**Recommendation:**

1. Support the development of general access to the Borough library system, via an interactive internet site, probably in association with the Glacier View School library, and by identifying a book/publication delivery system.

**Historical/ Archaeological Preservation**

There is no local, organized historical or archaeological preservation effort and no public museums. Preservation activities would be coordinated through Borough or State offices, subject to local review.

**GOVERNMENTAL ADMINISTRATION**

Glacier View is an unincorporated community within the Matanuska-Susitna Borough, which was formed in October 1990. The boundaries of the Glacier View community council were adjusted in 2008 to exclude the area east of the boundary of the Sheep Mt. Sub-District, basically the Eureka Nelchina area. The area that was excluded begins at approximately Mile 118, and ends at the east boundary of the Borough. The community council boundary adjustment did not, however, change the boundary of the Borough. The main Borough governmental offices are located in Palmer, some 62 miles from Glacier View School. The community is represented by a community council. Section 2.76.030 of the Borough Code defines community councils as, "... nonprofit, voluntary, self-governing associations composed of residents located within geographical areas designated as districts by the Assembly." "Resident," for the purpose of this chapter, is defined as a person who is qualified to vote or to register to vote under the laws of the State of Alaska and the ordinances of the Matanuska-Susitna Borough within the geographical area designated as a community council district by the Assembly."

Borough Code (2.76.020) describes the purpose of community councils as follows:

The purpose of this chapter is to provide a direct and continuing means of citizen participation in government and local affairs. Community councils are intended to give:

- A. The people a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on their community's development and services;
- B. Governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups;
- C. Local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

An important community goal is to be involved in all governmental actions affecting the planning area. The community council is to be the contact and coordinating agency. The community council should be proactive in representing the community's interests at the Borough level at least. A representative or two might be appointed by the community council to attend Borough meetings and visit Borough offices upon occasion to keep track of activities and projects affecting the community and voicing opinions on behalf of the community.

#### Community Building

The community desires a community building. Such a building could serve many community purposes: It could provide space for community meetings of all kinds, including meetings of the community council; cultural events such as plays and traveling attractions; senior events and activities; community recreation; etc. It could also provide office and storage space for other community services such as emergency medical services and fire protection.

However, the Community Council believes that a separate building is not financially feasible at this time. The school or church will continue to provide space for community functions for the time being.

#### Post Office

The community also desires a post office or post office sub-station. Such a facility would most likely operate under contract with the owner of an existing structure, such as a lodge or roadhouse. However, the community applied for a post office sub-station within the past 5 years, and the request was unsuccessful. Residents currently receive rural route delivery from either the Sutton post office, or from the Glennallen post office.



**Recommendation:**

1. Continue to seek the establishment of a post office sub-station in the community.

## **EDUCATION**

School age population reflects overall population; as we have seen in the background studies, both have been remarkably stable over recent years, e.g., enrollment at Glacier View School at school-year end in 1978 was 47 students and at year-end in 1993 was 42 students (enrollment in December 1993 was 51; enrollment in 2005 was 50). The area's population is expected to remain rather stable unless some significant new factor affects the local economy.

State and various Borough correspondence programs are available to Glacier View residents. The number of these programs and their overall enrollment has greatly increased statewide since the 1990's, and a significant number of children in the Glacier View district use these programs.

There are no private schools in the area.

The existing public school facility, Glacier View School, is located on approximately 10 acres at Mile 104.1 of the Glenn Highway. It serves kindergarten through 12th grade in one permanent structure completed in 1996.

Educational specifications were developed by the Matanuska-Susitna Borough School District for the Glacier View School Remodel and Addition Project in May and June 1990. These specifications stressed the importance of flexible space design in order to afford changes in types of instruction and student body population. The basic scope of work for the renovation and addition provided five permanent classrooms, a gymnasium-multipurpose room, a library-media center, a commons area, administrative offices, supplemental or services areas and a remodel of the previously existing permanent structure that held the a small gymnasium/lunch facilities, locker rooms and a single classroom.

In 1993, approval was received by the State Department of Education to expend up to \$5 million on renovation and an addition to the Glacier View School. In October of 1993,

voters approved a bond issue which allocated \$5 million for the Glacier View School. The bonds were sold in February 1994.

An architect to design the renovation and addition was selected in August 1994. Construction was completed in the spring of 1996. The new school facilities provide space for existing student population and a small amount of growth. Given expectations of more or less stable enrollment, this facility should meet the needs of the community for the foreseeable future. The previously located temporary portable classrooms have been removed.

Recommendation:

1. Continue to support and encourage any improvements for Glacier View School.

## **PARKS AND RECREATION**

Outdoor recreation and enjoyment of the natural beauty and amenities of the area is of first importance to residents and recreational users of the area, and vital to tourism interests. Preservation of the naturalness of the area, views and other aesthetic values is a central part of the overall goal of this Plan. Such concerns affect community attitudes toward all actions affecting the area including improvements to the Glenn Highway, development of a power intertie, military training routes, etc.

Management of public lands, particularly state lands and access to them, are of principal concern. Public recreation is a primary use of much of the state land in the planning area and is consistent with the goals of this Plan. Of major local concern is the maintenance of public access to these public lands from the Glenn Highway. This involves the recognition and dedication of trail access and the development of trail heads.

The scenic beauty of the area also encourages travelers to pull over to enjoy and photograph that beauty. This presents an opportunity and a challenge to safe travel. Waysides and turnouts must be provided and maintained at appropriate locations along the highway. These can be combined with trailhead facilities as appropriate. However, the community is frustrated at the continued problem of trash and unmaintained waysides both with and without bathroom facilities.

Some indoor recreational opportunities for the community are provided at the School.

**Recommendations:**

1. The natural beauty of the area and the preservation of habitat and environmental quality should be of paramount concern in all decisions affecting management of public lands in the area.
2. Efforts should be made to identify, preserve and increase trail access to the back country from the Glenn Highway. Trailheads should be developed as a part of these efforts to allow parking and unloading of off-road vehicles. Maintenance of trailheads should also be provided.
3. Waysides and turnouts should be provided and maintained at appropriate locations along the Glenn Highway. Signage would assist and encourage their use in a safe manner.
4. Do not encourage additional public outhouses along the highway unless adequate and regular maintenance is provided.



## TRANSPORTATION PLAN

### OVERALL TRANSPORTATION GOALS

1. Support improvements and continued upgrades and maintenance to the Glenn Highway.
2. Improve access to private property.
3. Support improvements and maintain access to the trail system and other public recreational and remote private land from the highway.
4. Pursue funding opportunities through the Scenic Byways program to improve the aesthetic values of the Glenn Highway.
5. Support improvements to the aviation industry in the Glacier View area.

### ROADS

#### Glenn Highway

The Glenn Highway is "Main Street" for Glacier View; it is the only road into and out of the community. It is the lifeline of most of the recreationally oriented business (lodges and roadhouses, bed-and-breakfasts, commercial campgrounds, air services, guiding services, etc.) that are located along the highway.

In 1997, an upgrade to the highway between Miles 97 and 100 took place (Pinochle Hill), and in 2002 between Miles 100 and 109. The most significant aspect of these phases of improvement was the replacement of the Caribou Creek Bridge. In addition, shoulders were widened, dangerous curves were realigned and sight distances were improved. As the upgrades were done, the state DOT also incorporated several turn-outs and passing lanes. At the time this plan update began, in the summer of 2007, another phase of highway upgrade began between approximately Mile 92 and Mile 97, from Cascade Creek through Hicks Creek. A significant realignment of the roadway and bridge replacement at Hicks Creek will increase safety and reduce the steep grade and banks. State DOT plans to continue phased improvements to the Glenn Highway as funding is identified.

As outlined in the Land Use section, the Glenn Highway is designated as a State Scenic Byway and a National Scenic Byway. A Glenn Highway National Scenic Byway Interpretive Plan was produced to establish planning guidelines and a long-range vision

for maintaining and developing interpretive sites and services along the historic pathway. The designation focuses not on regulation but on recognition and funding opportunities. As improvements to the Glenn Highway are planned, implementation of these interpretive sites should be incorporated into the design and construction.

In the past several years, discussion of a natural gas pipeline has been discussed and several different routes being considered, one of which runs through Glacier View.

**Recommendations:**

1. The Glenn Highway should be improved and maintained consistent with safety, in keeping with the scenic values and rural character of the area, and to improve access to adjacent public lands.
2. Take advantage of the Scenic Byway designation to provide more interpretive scenic improvements during Glenn Highway improvement projects.

**Other Roads**

The rest of the road system is immature. There is no taxable road service area in Glacier View, so maintenance and plowing of secondary roads is sporadic and generally done by local residents and businesses. Private property in the area is a narrow band centered on the highway and most parcels have direct access to the highway. Some parcels without direct access to the highway have legal but not physical access, some have physical but not legal access, and some have neither. Many of the existing roads are of very poor quality, narrow, with bad curves, poor sight distance, and inadequate base and surface preparation.

**Recommendations:**

1. Encourage affected landowners to work with the Borough to provide adequate legal and physical access to all parcels. This should include ensuring that existing roads are built to Borough standards and are constructed within adequate rights-of-way or easements.
2. Encourage the continuing improvement by the State of the Glenn Highway to create a safer and efficient route for local and through traffic addressing at least the following concerns:
  - The design of the highway should be consistent with the rural/rustic character of the area.

- Resurface and realign so as to improve line-of-sight and safety for individual driveways intersecting the highway.
3. It is recommended that access to existing unsubdivided parcels be improved in such a way to minimize road construction and direct access to the Glenn Highway, that is by utilizing common access corridors e.g., along section lines where feasible.

## **TRAILS**

Abundant public land in the Glacier View area, and the hunting and recreational opportunities it provides, makes trails a significant transportation issue. This, coupled with the abundance of private recreational parcels off the road system, places a demand for providing safe, secure and legal parking and off-loading areas along the highway. Boat launch improvements at the confluence of Hicks Creek and the Matanuska River are part of the highway upgrade project started in 2007. DOT was requested to retain the old Hicks Creek Bridge for trails connectivity.

This plan does not attempt to research, document or verify the validity or status of any of the trails, however, it does attempt to acknowledge the fact that a variety of trails, trail heads, and trail issues exist in the Glacier View council area. It also acknowledges the fact that resolving these issues will require more extensive research and time than will occur during this planning process. It is a goal of this community that a trails committee be formed to address the many issues in depth and resolve some of the conflicting information between the state or Borough documented trails and local knowledge. The Sheep Mountain section of this plan contains additional information on certain trails in Glacier View.

In 2000, the Borough adopted the MSB Recreational Trails Plan (RTP). The specific purpose of the RTP is to:

- Evaluate public demand for trails and trail development.
- Identify and map appropriate principal recreational trail corridors in the Borough.
- Set priorities for trail development including easement acquisition.
- Identify and analyze major trail-related issues hindering trail development or preservation and offer possible solutions for successful resolution.
- Provide guidance to Borough and agency staff on trail-related development issues.
- Establish management guidelines for trails in need of such restrictions.
- Identify funding sources which are available for trail acquisition, planning, design, construction, maintenance and promotion.

- Improve cost sharing and cooperation between government agencies and private groups to accomplish the trail plan goals.
- Develop a broad based public support for both trail planning and implementation through an informed and involved public.

In the 2000 RTP, eight trails were identified in the Glacier View area. Since its adoption, many other trails have been nominated to be included in the RTP, some of which are within the 2008 revised boundaries of Glacier View. They include:

- |                        |                                    |
|------------------------|------------------------------------|
| ▪ Purinton Creek Trail | ▪ Crooked Creek Trail (portions)   |
| ▪ Boulder Creek Trail  | ▪ Old Man Creek Trail              |
| ▪ Caribou Creek Trail  | ▪ Hicks Creek/Pinochle Creek Trail |
| ▪ Squaw Creek Trail    | ▪ Gunsight Mountain                |
| ▪ Alfred Creek Trail   | ▪ Little Nelchina River (portions) |
| ▪ Belanger Pass Trail  | ▪ Dan Creek                        |

There are two goals listed in the RTP as they pertain to these trails, which are generally classified as primitive trails. Those goals are:

- Provide trail facilities for all varieties of primitive trail users including snow machiners, dog mushers, skiers, hikers, alpine climbers, mountain bikers, equestrian and all terrain vehicle enthusiasts.
- Promote the development of a regionally-integrated network of trails, connecting communities as hubs of the trails system.

Increased trail usage in Glacier View, not only by local residents but also weekend cabin and recreational users, points to the need for a more comprehensive trails and access study.

**Recommendations:**

1. Form a local trails group to address trail concerns and to stay involved in any updates to the RTP.
2. The local trails group should:
  - Develop a local trails plan for the area including identification of need for easements/rights-of-way and acquisition of same.
  - Identify needed trailhead improvements combined with waysides or pull-outs as the opportunity is presented.
  - Work with the Borough land management office to identify grants and other funding for trail construction and/or maintenance.
  - Work with the Borough land management office to resolve trail trespass issues on private land.

- Establish signage and an informational brochure/map to alert non-residents and users of established local trail heads, trail etiquette, and the need to respect private property.
  - Nominate other significant trails that should be included in the RTP.
3. Ensure that recreational users of public lands or those who access remote sites can be assured of legal access to the public lands while reducing the conflict of trespassing on or across privately owned properties.

## AVIATION

A recent study by the FAA indicates the Matanuska-Susitna Borough has the highest concentration of public and private airports in the nation. As this plan update is occurring, the Borough has hired an engineering firm to produce a Borough-wide Regional Aviation Systems Plan (RASP), the boundary of which includes the Glacier View area. The RASP is expected to be adopted by the Borough assembly soon. The components of the RASP will include:

- A basic inventory of public and private airports;
- Forecast of aviation growth;
- Options to promote aviation safety and compatibility;
- Improvements needed at existing public airports;
- Locations for new public airports and/or floatplane bases;
- Preliminary layout plan for the highest priority public airport/floatplane facility site; and
- Potential Matanuska-Susitna Borough roles in airport management and development.

There is a state-owned airfield near Sheep Mountain Lodge with the following characteristics:

Runway length: 2,270 ft.

Surface: Gravel - dirt

Lighting: None

Maintenance: None.

The airport is primarily an airport of refuge, providing a safe landing area if a pilot experiences bad weather in the vicinity.

According to 1989 records, there were 100 general aviation itinerant operations and 15 air taxi operations in/out of the Sheep Mountain facility. The 1989 report also noted that barrels mark the runway, that the area is subject to turbulent winds, that the airstrip is not maintained (including any snow removal), nor is its condition monitored. Recent discussion with Alaska Department of Transportation and Public Facilities staff indicates that the Sheep Mountain Airport still does not receive regular maintenance nor do they anticipate increasing maintenance



in the near future. There is no more recent information on runway use other than that observed by local residents.

There are several private airstrips in the area including, but not limited to, those at Victory Bible Camp, Cascade Road Camp, Eagles View Subdivision, Meekins Air Service next to Majestic Valley Lodge, Mile 102.5 of the Glenn Highway and the Matanuska Glacier Resort.

General aviation is important to local transportation and to the tourism industry. The Sheep Mt. Sub-District chapter of this plan acknowledges that general aviation is important to their area, but wanted to ensure a public process if air tourism was being proposed. The Sheep Mt. chapter of the Glacier View SPUD lists air tourism activity as a conditional use.

**Recommendations:**

1. Acknowledge that seasonal aviation needs may vary, and allow for additional accommodations if necessary.
2. Maintain current level of maintenance at state runway.
3. Participate in the development of the Regional Aviation Systems Plan to make sure the Glacier View aviation interests are accommodated.

## EXISTING REGULATIONS

### Glacier View Special Land Use District

Matanuska-Susitna Borough code of ordinance title 17.19 created the Glacier View Special Land Use District (SpUD) to protect public health, safety, and welfare and to implement the recommendations of the Glacier View Comprehensive Plan. Existing regulations specify types of land use that are permitted by obtaining a conditional use permit:

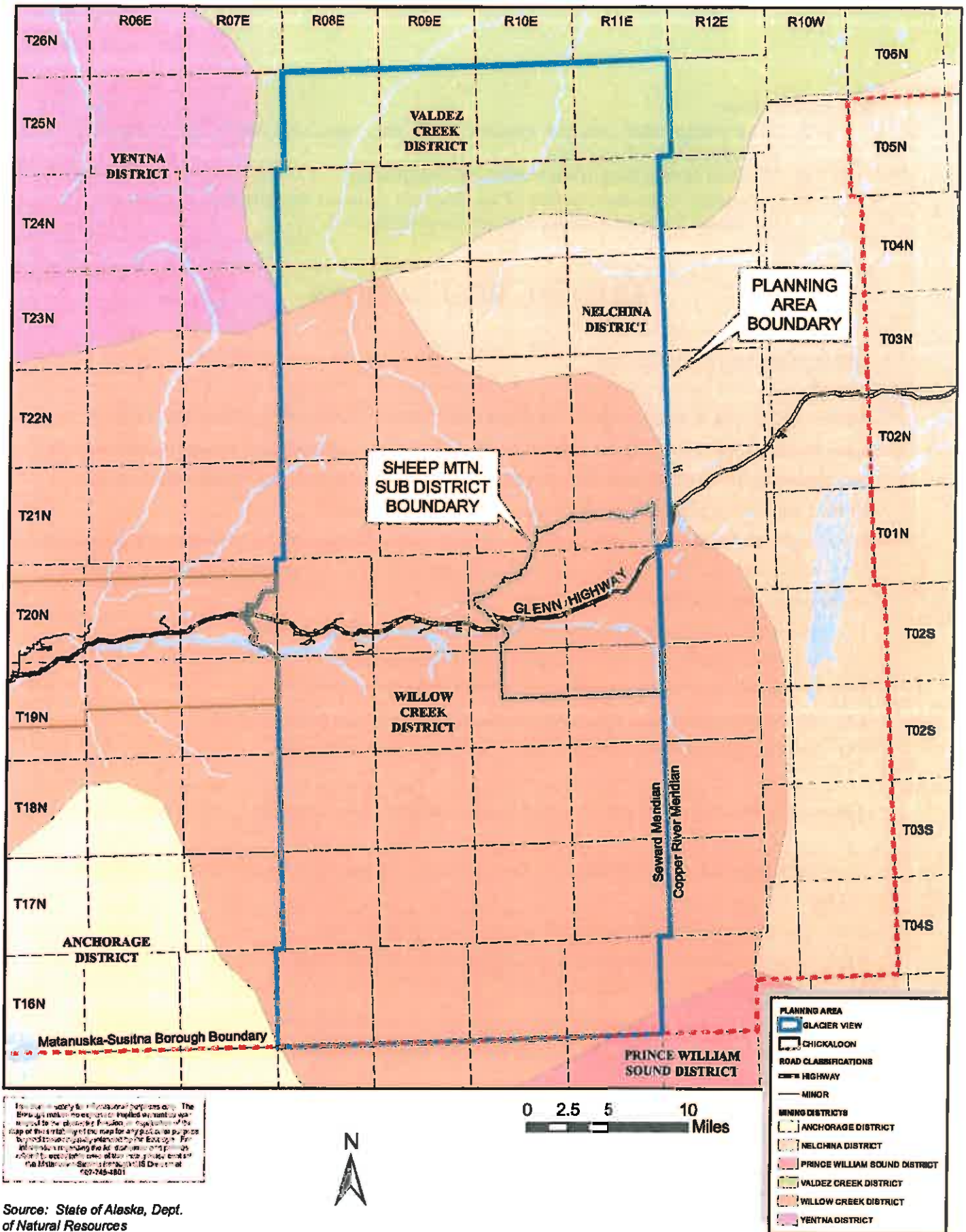
- (1) major electrical transmission lines and associated electrical substations in accordance with the requirements of MSB 17.19;
- (2) mobile home parks in accordance with the requirements of MSB 17.48;
- (3) commercial junkyards and commercial refuse areas, correctional community residential centers, and tall structures in accordance with the requirements of MSB 17.60;
- (4) alcoholic beverage uses in accordance with the requirements of MSB 17.70.
- (5) adult businesses in accordance with the requirements of MSB 17.90.

Other current Borough wide uses also requiring a conditional use permit are:

- (6) earth materials extraction activities in accordance with the requirements of MSB 17.28 and 17.30.
- (7) race tracks, in accordance with the requirements of MSB 17.63.
- (8) waste incinerators, in accordance the requirements of MSB 17.64

Since the boundaries of the Glacier View Community Council and planning area are revised as a result of this 2008 plan update, the boundaries of the area covered by 17.19, Glacier View SpUD will need to be amended also.

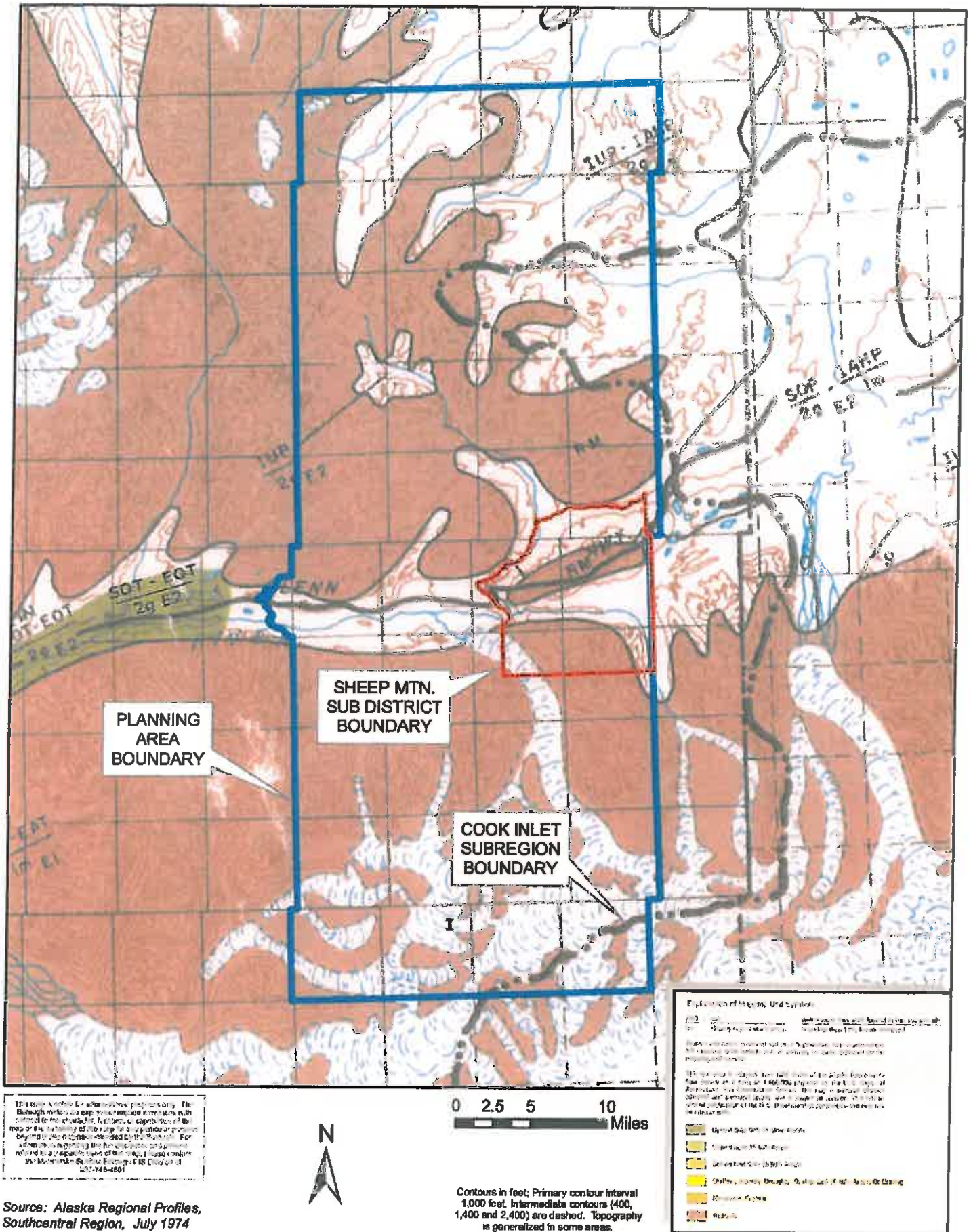
# Plate 1: Glacier View Comprehensive Plan - MINING DISTRICTS



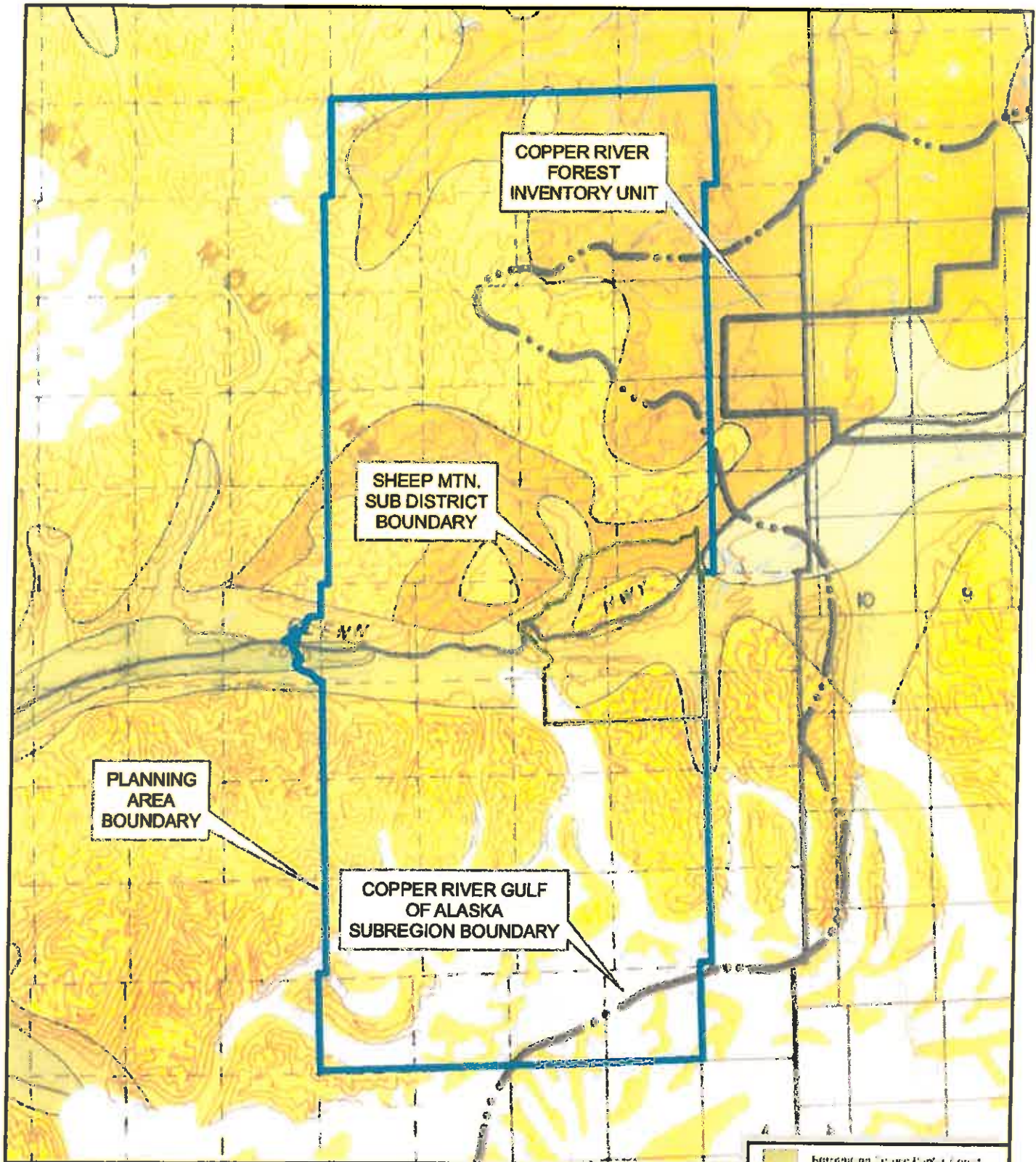
This map is solely for informational purposes only. The Borough makes no explicit or implied warranties as to the accuracy, completeness, or reliability of the map or the suitability of the map for any particular purpose. The user assumes all liability for any use of the map. For all inquiries regarding the accuracy of the map, please contact the Matanuska-Susitna Borough GIS Department at 727-245-4801.

Source: State of Alaska, Dept. of Natural Resources

# Plate 2: Glacier View Comprehensive Plan - SOILS



# Plate 3: Glacier View Comprehensive Plan - VEGETATION



This map was prepared by the Alaska Department of Natural Resources, the State of Alaska, and the U.S. Forest Service. It is a derivative of the map of the state of Alaska published by the U.S. Geological Survey, Alaska Region, and the U.S. Forest Service. For more information, contact the Alaska Department of Natural Resources, 1400 North Steese Blvd., Juneau, Alaska 99801. (907) 586-4601.

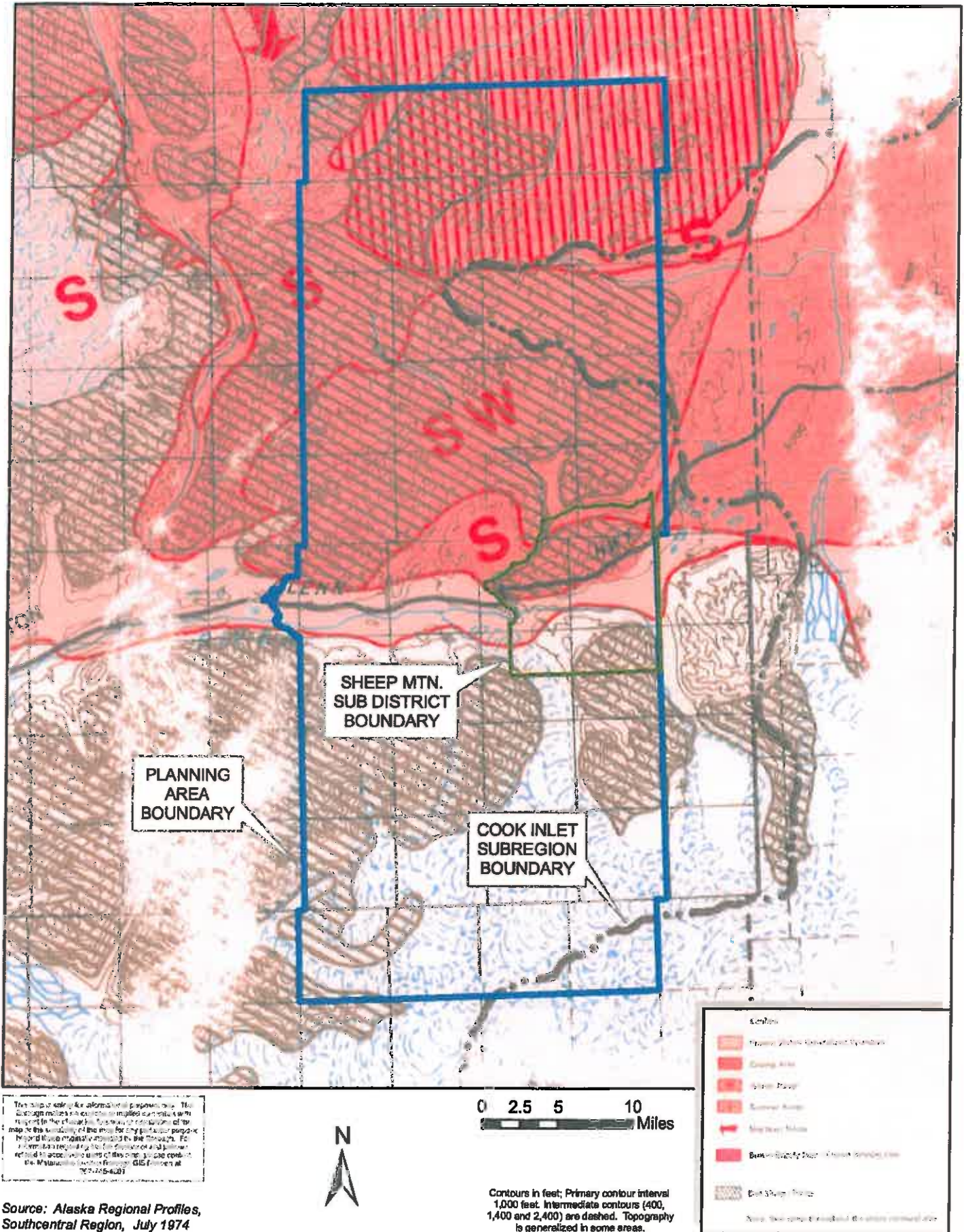
Source: Alaska Regional Profiles, Southcentral Region, July 1974



Contours in feet; Primary contour interval 1,000 feet. Intermediate contours (400, 1,400 and 2,400) are dashed. Topography is generalized in some areas.

	Betula-Picea Spruce-Pine Forest
	Picea-Abies-Hemlock Forest
	Picea-Spruce-Parishulm Forest
	Larch-Pine-Hemlock Forest
	Birch Forest
	Open, unshaded, subalpine forest

# Plate 4: Glacier View Comprehensive Plan - LAND MAMMALS



# Plate 5: Glacier View Comprehensive Plan - TERRESTRIAL MAMMALS

