

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1
Richard Allen, District 2
C. J. Koan, District 3 – Chair
Michael Collins, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

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

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

January 20, 2025
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

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

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

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

TELEPHONIC TESTIMONY:

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

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

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

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

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. ELECTIONS

A. CHAIR

B. VICE-CHAIR

V. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: December 16, 2024

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

A. Safe Streets For All – Comprehensive Safety Action Plan Update (Staff: Jamie Taylor, Civil Engineer)

VII. LAND USE CLASSIFICATIONS

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

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

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

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

MINUTES

December 16, 2024

(Pages 5-7)

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

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on December 16, 2024, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 6:00 p.m.

Planning Commission members present and establishing a quorum:

Mr. Doug Glenn, Assembly District #1
Mr. Richard Allen, Assembly District #2
Ms. C. J. Koan, Assembly District #3
Mr. Andrew Shane, Assembly District #4
Ms. Linn McCabe, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6
Mr. Curt Scoggin, Assembly District #7

Planning Commission members absent and excused were:

None

Staff in attendance:

Mr. Jason Ortiz, Planning and Land Use Deputy Director
Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Planning Department Admin. Specialist/ Planning Commission Clerk
Ms. Peggy Horton, Current Planner
Ms. Shannon Bodolay, Assistant Borough Attorney

*Indicates that the individual attended telephonically.

II. APPROVAL OF AGENDA

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

GENERAL CONSENT: The Agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Glenn.

IV. CONSENT AGENDA

- A. MINUTES Regular Meeting Minutes: December 2, 2024
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

GENERAL CONSENT: The consent agenda was approved without objection.

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

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

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

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

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

Chair Koan read the resolution title into the record.

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

Ms. Peggy Horton Provided a staff report.

Commissioners questioned staff regarding: Meeting the requirements for public notice and if the applicant is okay with postponing.

MOTION: Commissioner Glenn moved to postpone Planning Commission Resolution 24-33 to January 6, 2025. The motion was seconded by Commissioner McCabe.

VOTE: The main motion passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

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

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

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

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

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Glenn: No Comment.

Commissioner McCabe: Would like to recognize and thank Commissioner Shane and wish him well in his move to the School board

Commissioner Scoggin: No comment.

Commissioner Shane: It has been a pleasure to serve district 4. Appreciated and enjoyed my time here. It has been a pleasure serving with everyone. Happy Holidays.

Commissioner Allen: All the best Commissioner Shane. Happy holidays.

Commissioner Fernandez: Good luck, Mr. Shane. Do well. Happy Holidays.

Jason Ortiz: Thank you, Commissioner Shane. Happy Holidays.

Commissioner Koan: Thank you Commissioner Shane for all that you have done. You have been a wealth of information and have been great to work with. We will miss you. Wish you very well on the school board. Merry Christmas, See you next year.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:15 p.m.

C J KOAN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

PUBLIC HEARING QUASI-JUDICIAL

Resolution No. 24-33

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

(Pages 9-227)

STAFF REPORT



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: December 26, 2024

File Number: 10248

Applicant Owner: Tim Alley, P.E. for First Colony Developers
Yolanda D'Oyen

Request: Planning Commission Resolution 24-33

Conditional Use Permit in accordance with MSB 17.17—Denali State Park Special Land Use District for the construction and operation of an RV campground resort within the park's boundaries.

Location: Milepost 135.7 Parks Highway, 4852 N Parks Highway, Tax ID# U04998000L002-4

Reviewed By: Jason Ortiz, Deputy Director - Planning and Land Use *J.O.*

Staff: Peggy Horton, Current Planner

Staff Recommendation: Approval with conditions

EXECUTIVE SUMMARY

Tim Alley, P.E., submitted an application for a conditional use permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate a commercial RV campground resort with related amenities located at mile 135.7 of the North Parks Highway. The proposed location is within the southern half of an 85-acre parcel.

MSB 17.17 – Denali State Park Special Land Use District requires a conditional use permit for commercial uses within the district. The area within the boundaries of this special land use district is zoned for recreational uses. Commercial uses are prohibited from operating within the district without a lawfully issued Conditional Use Permit.

LAND USE

Existing Land Use:

According to the application, the subject property was previously used as a gravel extraction operation by the Alaska Department of Transportation and Public Facilities (ADOT&PF). The applicant stated that the site was not reclaimed after the extraction activities, causing slope failures on the property.

Surrounding Land Uses:

The subject parcel is located between the Chulitna River to the west and the Parks Highway to the east. To the northeast lies a stretch of state-owned, undeveloped land. The surrounding area to the east, southeast, and southwest is composed of State of Alaska land, including the K'esugi Ken Campground and portions of the state park's trail system. Directly south of the subject parcel is a 56-acre privately owned undeveloped lot, while the State Park Denali View South wayside is located further south.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

The Planning Commission postponed the public hearing for this Conditional Use Permit, which was originally scheduled for December 16, 2024, due to concerns about the adequacy of the public notice. To comply with the staff's interpretation of the public notice requirement outlined in MSB 17.03, coupled with comments received from the public, we opted to notify a broader audience and gather additional input. Both public noticing efforts are included in this packet.

Borough staff mailed 92 notices on December 17, 2024, to all property owners within 3.5 miles of the subject parcel and the State of Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation. The Frontiersman published the original public hearing notice in the October 25, 2024 issue. Staff posted the updated application material on the Borough's website and emailed the revised public notice, a link to the application material, and a request for comments to community council members from Big Lake, Meadow Lakes, Willow, Talkeetna, Susitna, Trapper Creek, and Chase on December 19, 2024. The subject parcels are not within a community council. Staff included the public comments from both the original and updated noticing in the packet.

MSB 17.17.060 CONDITIONAL USES.

(A) The following uses may be permitted by obtaining a conditional use permit issued in accordance with MSB 17.17.140 through 17.17.180:

- (1) two-family dwellings;*
- (2) multiple-family dwellings with three or more units;*
- (3) group homes;*
- (4) churches and related buildings;*
- (5) commercial uses;*
- (6) private campgrounds;*
- (7) recreational vehicle parks;*
- (8) utility substations;*
- (9) highway maintenance yards;*
- (10) public gravel pits;*

(11) group camps.

Findings of Fact:

1. The proposed use is located within the Denali State Park Special Land Use District, where a private campground with related commercial uses requires a conditional use permit to operate.
2. The proposed use is located in the southern part of an 85-acre parcel situated east of the Chulitna River and west of the North Parks Highway.
3. The proposed commercial use is located at milepost 135.7 of the North Parks Highway.
4. According to the application material, the proposed amenities include a convenience store, gift shop, viewing deck, tent camping, cabins, RV parking facilities, a dump station, a river access ramp, and a helipad.
5. The surrounding area has a mixture of public facilities, residential, recreational, and commercial uses.

Conclusion of Law: Based on the above findings, the proposed commercial use requires a Conditional Use Permit (MSB 17.17.060(A)(5)).

MSB 17.17.090 BUILDING HEIGHT LIMITS.

The maximum building height shall be 35 feet above finished grade.

Finding of Fact:

1. According to the application material, the maximum height of any proposed structure on the property is approximately 34 feet above finished grade.

Conclusion of Law: Based on the above finding, the proposed commercial use will be developed in accordance with the building height requirements (MSB 17.17.090).

MSB 17.17.100 LOT AREA

The minimum lot area for any use shall be 4.75 acres, except that if a ten-acre aliquot part parent parcel when surveyed is less than ten acres, the parcel may be divided into two equal size parcels. The lot length-width ratio shall be a maximum of 1:3 and a minimum of 1:1.

Finding of Fact:

1. The proposed use is located in the southern part of an 85-acre parcel situated east of the Chulitna River and west of the North Parks Highway.

Conclusion of Law: Based on the above finding, the proposed commercial use will be developed within a lot that meets the lot area standard. (MSB 17.17.100).

MSB 17.17.110 SETBACK REQUIREMENTS

Except for signs, no structure shall be erected within 75 feet of the right-of-way of the George Parks Highway. In all other cases, the setback requirements specified in MSB 17.55 shall apply.

MSB 17.17.120 VEGETATION BUFFER

A natural vegetation buffer shall be maintained for a minimum of 50 feet from the right-of-way of the George Parks Highway.

MSB 17.55.010 SETBACKS

(A) No structure or building line shall be placed within 25 feet from the right-of-way line of any public right-of-way, except no furthestmost protruding portion of any structure shall be placed within ten feet from the right-of-way line of any public right-of-way when the pre-existing lot:

(1) measures 60 feet or less in frontage on a public right-of-way, and is not located on a cul-de-sac bulb; or

(2) comprises a nonconforming structure erected prior to July 3, 1973. This setback shall be known as the structure or building line setback.

(B) Except where specifically provided other-wise by ordinance, no furthestmost protruding portion of any structure or building line shall be located nearer than ten feet from any side or rear lot line.

MSB 17.55.020 SETBACKS FOR SHORELANDS

(A) Except as provided in subsection (B) of this section, no structure or footing shall be located closer than 75 feet from the ordinary high water mark of a body of water. Except as provided otherwise, eaves may project three feet into the required setback area.

Findings of Fact:

1. According to the application material, the subject property has 2,650 feet of frontage on the North Parks Highway right-of-way.
2. According to the application material, no structures are planned to be built within 75 feet of the North Parks Highway right-of-way.
3. According to the application material, natural vegetation will be left in place within the 50-foot buffer of the North Parks Highway right-of-way.
4. According to the application material, the applicant plans to revegetate the 50-foot buffer along the North Parks Highway on both sides of the entrance drive.
5. According to the application material, the existing and proposed structures meet the setback requirements of MSB 17.17.110 and MSB 17.55.
6. The site plan shows the setbacks to the property lines, rights-of-way, and waterbodies.
7. According to the application material, four of the cabins are situated near the 10-foot setback from the property line, with their foundations positioned behind the setback while their decks extend into the setback area.
8. According to the application material, the decks on those cabins shall be elevated no more than 18 inches above average grade.
9. The definition of “Structure” in MSB 17.17.030(B)(49) clarifies that decks situated less than 18 inches above the average grade are not classified as structures for minimum setback purposes.

Conclusion of Law: Based on the above findings, the proposed commercial use will be developed in accordance with the setback and vegetation buffer requirements (MSB 17.17.110, MSB 17.17.120, and MSB 17.55).

MSB 17.17.130 SIGNS

The following types of signs are prohibited: portable signs; signs mounted on top of buildings; and flashing, rotating, animated or intermittent lighted signs. In no case shall any sign exceed 32 square feet in area. Signs within 660 feet of the right-of-way of the Parks Highway are regulated by the Code of Federal Regulations.

Findings of Fact:

1. According to the application material, the sign identifying the development to North Parks Highway travelers will be placed on the property close to the resort entrance.
2. According to the application material, the sign shall not exceed 32 square feet in area.
3. According to the application material, no portable, flashing, rotating, or intermittent lighted signs will be constructed.
4. The application includes elevation drawings and other details regarding the proposed sign.
5. The application includes a photograph of the proposed sign location, along with an image showing how the sign will be positioned.

Conclusion of Law: Based on the above findings, the proposed signage will be constructed and installed in accordance with the signage requirements. (MSB 17.17.130).

MSB 17.17.180 GENERAL STANDARDS

(A) A conditional use may be approved only if it meets the requirements of this section in addition to any other standards required by this chapter.

(1) the conditional use will not detract from the value, character or integrity of Denali State Park;

Findings of Fact:

1. The subject parcel is located between the Chulitna River to the west and the Parks Highway to the east. To the northeast lies a residential use and a stretch of state-owned, undeveloped land. The surrounding area to the east, southeast, and southwest is composed of State of Alaska land, including the K'esugi Ken Campground and portions of the state park's trail system. Directly south of the subject parcel is a 56-acre privately owned undeveloped tract, while the State of Alaska Denali View South wayside is located further south.
2. The closest residential use is over 2,000 feet away from the proposed commercial use.
3. The surrounding area has a mixture of public facilities, residential, recreational, and commercial uses.
4. According to the Denali State Park Management Plan, the Park covers 324,240 acres and is located adjacent to the southeast corner of Denali National Park & Preserve.

5. According to the Denali State Park Management Plan, the Park offers a wide range of recreational opportunities, such as camping, fishing, hunting and trapping, wildlife viewing, rafting, and hiking.
6. Denali View South is a state rest area that provides a viewpoint of Denali. It is located at mile 135.2, approximately half a mile south of the subject parcel.
7. K'esugi Ken Campground is a state campground located about 0.7 miles southeast of the subject property. It is accessible via a one-mile road from the Parks Highway and offers cabins for rent, as well as RV and tent camping spaces.
8. McKinley View Lodge, a private lodge that offers accommodations and a restaurant, is located approximately 1.6 miles south of the subject parcel.
9. Mt. McKinley Wilderness Princess Lodge, a private lodge with rooms and a restaurant, is situated about 3.5 miles south of the subject parcel.
10. Byers Lake Campground, a state campground accommodating RVs and tents, is located approximately 11 miles north of the subject property.
11. According to the application material, the proposed use is a private campground with related amenities.
12. According to the application material, the applicant plans to create 40 RV camping sites, 14 duplex cabins, and a designated area for tent camping, divided into two phases.
13. According to the application material, Phase One will include the development of the upper level closest to the Parks Highway.
14. According to the application material, the cabins, tent camping area, and river access are planned for construction in Phase Two.
15. According to the application material, the proposed amenities include a convenience store, gift shop, viewing deck, tent camping, cabins, RV parking facilities, a dump station, a river access ramp, and a helipad.
16. According to the application material, the proposed helipad is located approximately 250 feet southwest of the proposed convenience store, 250 feet from the proposed viewing deck, over 300 feet from the nearest proposed cabin, and over 400 feet from the proposed RV parking spaces.
17. According to the application material, the proposed helipad is situated approximately 13 feet below highway elevation and about 320 feet west of it. A 50-foot-wide vegetative buffer will visually screen the helipad from the Parks Highway.
18. According to the application material, the helipad will operate from May 15 to September 15, with hours from 9 a.m. to 5 p.m.
19. According to the application material, the site will limit proposed helicopter tours to one per hour and no more than eight per day.
20. According to the application material, helicopter flights will utilize the airspace generally above the Chulitna River for flights into and out of the Park.
21. According to the application material, helicopters will not fly into or out of the subject property from the east, over adjacent inholdings, or the K'esugi Ken Campground.

22. According to the application material, the campground is intended to be open year-round, with some areas being seasonal, May 15 through October 15.
23. According to the application material, camping and cabin rentals will be limited to a maximum of 30 days.
24. According to the application material, the convenience store will be open from 8 a.m. to 8 p.m. year-round, and the site reservation office will be open from 8 a.m. to 8 p.m. in the summer and 9 a.m. to 5 p.m. in the winter.
25. According to the application material, the upper RV campground will offer dry camping, cabin stays, parking for snowmachines, and winter sports between October 15 and May 15.
26. According to the Denali State Park Management Plan, snowmachines are allowed on state lands with adequate snow cover but may be restricted in certain areas or at certain times. Existing park regulations generally prohibit summer off-road vehicle use.
27. According to the application material, special events and gatherings will be allowed in the lower area, keeping in mind the noise requirements.
28. According to the application material, bear-proof trash receptacles will be located throughout the site. These receptacles will be emptied daily into bear-proof dumpsters, which will be emptied as needed.
29. According to the application material, the drainage plan includes a 100-foot buffer next to the unnamed creek. This area contains existing vegetation that will be preserved to absorb and mitigate the runoff flowing from the north side of the internal road system.
30. According to the application material, the peak PM hour trip generation is estimated at 29 vehicles per hour, based on the International Transportation Engineering Trip Generation Manual (ITE) guidance for a Campground/RV park (ITE Code 416).
31. According to the application material, with the additional amenities provided at the resort, the applicant estimates that the site will generate an average of 200 vehicles per day and no more than 40 peak-hour trips.
32. According to the application material, the existing and proposed structures meet the setback requirements of MSB 17.17.110 and MSB 17.55.
33. According to the application material, the project will stabilize areas that were previously degraded by gravel extraction, remediating the environment and enhancing the site's overall beauty and ecological integrity.
34. According to the application material, the project emphasizes the retention of existing trees and natural vegetation, particularly within the required setbacks from the Parks Highway and along the Chulitna River, which helps maintain the site's outdoor recreation feel and the state park's natural aesthetic.
35. According to the application material, the design of the campground and cabins is intended to reflect a rustic and recreational feel that aligns with the natural surroundings.
36. The campground provides diverse recreational facilities, such as RV sites, cabins, and tent camping areas, which promote outdoor activities and encourage visitors to engage with the natural environment, thereby fostering a greater appreciation for Denali State Park.

37. The campground incorporates sustainable design principles, such as waste management and stormwater management systems, which minimize environmental impacts and promote the health of the surrounding ecosystems.

Conclusion of Law: Based on the above findings, the proposed commercial use does not detract from the value, character, or integrity of Denali State Park (MSB 17.17.180(A)(1)).

(2) that the conditional use fulfills all other requirements of this chapter pertaining to the conditional use in question;

Finding of Fact:

1. The applicant provided information fulfilling the requirements of this chapter pertaining to the conditional use permit.

Conclusion of Law: Based on the above finding, the application material meets the requirements of this chapter pertaining to commercial land use within the Denali State Park Special Land Use District (MSB 17.17.180(A)(2)).

(3) that granting the conditional use permit will not be harmful to the public health, safety, convenience and welfare;

Findings of Fact:

1. The surrounding area has a mixture of public facilities, residential, recreational, and commercial uses.
2. The closest residential use is over 2,000 feet away from the proposed commercial use.
3. According to the application, the water and wastewater systems will be constructed according to Alaska Department of Environmental Conservation (ADEC) standards and permitted through ADEC.
4. ADOT&PF stated that the applicant will need to apply for an Approach Road Review for access to the North Parks Highway. The North Parks Highway is classified as an Interstate, and changes to Interstate access require review and concurrence from the Federal Highway Administration.
5. The Alaska Department of Fish and Game (ADF&G) stated that a habitat permit would be required for the construction and operation of a bridge to cross the unnamed stream and a gravel boat ramp to access the Chulitna River.
6. The proposed commercial structures will require a fire and life safety review through the Alaska Fire Marshal's office.
7. The Department of Natural Resources (DNR) Division of Parks and Outdoor Recreation (DOPR) stated that two permits are relevant to this project: Special Use Permits for non-commercial activities and Commercial Use Permits for commercial operations. The applicant stated that they would work with DNR to obtain all necessary permits.

8. The MSB Department of Public Works (DPW) is satisfied with the access point and drainage plan as shown in the current application.
9. According to the application material, drainage swales and culverts will divert much of the site runoff to an on-site drainage basin and existing vegetation before draining to the unnamed creek or Chulitna River.
10. According to the application material, the drainage basin will be sized to capture the increase in runoff from a 10-year 24-hour storm event, approximately 0.48 cubic feet per second.
11. According to the application material, the drainage plan includes a 100-foot buffer next to the unnamed creek. This area contains existing vegetation that will be preserved to absorb and reduce the runoff flowing towards the north side of the internal road system.
12. According to the application material, if the on-site drainage basin exceeds its capacity, the overflow will run through existing vegetation before entering the on-site creek and then into the Chulitna River.
13. According to the application material, the proposed amenities include a convenience store, gift shop, viewing deck, tent camping, cabins, RV parking facilities, a dump station, a river access ramp, and a helipad.
14. According to the application material, the proposed river access will be restricted to foot traffic only, and a boating safety plaque will be installed near the access point.
15. According to the application material, management staff, including security, will be on-site 24 hours a day, year-round.
16. According to the application material, the helipad will operate from May 15 to September 15, with hours from 9 a.m. to 5 p.m.
17. According to the application material, the site will limit proposed helicopter tours to one per hour and no more than eight per day.
18. According to the application material, helicopter flights will utilize the airspace generally above the Chulitna River for flights into and out of the Park.
19. According to the application material, helicopters will not fly into or out of the subject property from the east, over adjacent inholdings, or the K'esugi Ken Campground.
20. The application material included information from a Federal Highway Administration article, "Living with Noise," by Chris Corbisier, published in Public Roads, July/August 2003, volume 67. The article states that Interstate highways typically generate noise between 70 and 80 decibels at 50 feet from the highway.
21. According to the article "Living with Noise," 70 decibels is comparable to the sound of a gas lawn mower from a distance of 30 meters (approximately 100 feet). In comparison, 80 decibels is similar to the noise level of a busy urban area during the daytime.
22. The Federal Aviation Administration (FAA) regulates noise from aircraft, including helicopters, while they are in the air.

23. According to the application material, the proposed helipad is situated approximately 13 feet below highway elevation and about 320 feet west of it. A 50-foot-wide vegetative buffer will visually screen the helipad from the Parks Highway.
24. According to the application material, the helipad is meant for medical emergencies and guided tours by a third-party helicopter tour operator.
25. According to the application material, the helipad will be equipped with a 1,000-gallon above-ground fuel storage tank with secondary containment approved by the National Fire Protection Association (NFPA).
26. According to the application material, a Hazardous Material Control Plan (HMCP) for fuel storage will be developed and filed at the check-in office.
27. According to the application material, state-mandated fire extinguishers will be maintained within 50 feet of the fuel tank.
28. According to the application material, the park will implement a bear awareness program that includes informational pamphlets and briefings at the check-in station for all visitors, detailing requirements for food and garbage storage to minimize attraction to bears.
29. According to the application material, the operation will place bear warning signs at the bridge leading to the tent campground and at the river access point.
30. According to the application material, the staff will be trained to handle encounters with bears or any other wildlife in the area. The staff will communicate with the State Park Ranger Office, located at K'esugi Ken Campground, regarding wildlife-related matters.
31. According to the application material, the management staff will update campers regarding fire bans enacted by the State or local fire officials.
32. The applicant has demonstrated responsibility in applying for the development permit and identifying the necessity for additional state and federal permits. Notably, state agencies have been engaged throughout this process, ensuring the project remains on their radar.
33. Complaints received by the borough of violations of any state or federal requirements will be forwarded to the appropriate agency for enforcement.
34. Denali State Park is carefully managed by state agencies. The state's oversight reduces the risk of non-compliance and ensures all necessary permits are thoroughly reviewed and obtained prior to use.

Discussion: An ADOT&PF Approach Road Review evaluates the design, condition, safety features, and regulatory compliance of the access point. This review ensures that vehicles' entry and exit to and from the main road are executed safely and effectively, which is essential given the property's new use.

Helicopters can be noisy, and flying over sensitive areas like the nearby trails and campgrounds could negatively impact the experience of those using those facilities. Additionally, the noise could disturb both wildlife and visitors enjoying the natural sights and surroundings. Staff recommends a condition of approval that aligns with the applicant's statement regarding the flight paths and frequency of operations for the proposed helicopter tours. This would not limit the flight path of helicopters during emergencies.

Conclusion of Law: Based on the above findings and with conditions, the proposed commercial use will not be harmful to public health, safety, convenience, and welfare (MSB 17.17.180(A)(3)).

(4) that sufficient access, setbacks, lot area, parking space, buffers, and other safeguards and being provided to meet the conditions; and

Findings of Fact:

1. ADOT&PF stated that the applicant will need to apply for an Approach Road Review for access to the North Parks Highway. The North Parks Highway is classified as an Interstate, and changes to Interstate access require review and concurrence from the Federal Highway Administration.
2. According to the application material, no structures are planned to be built within 75 feet of the North Parks Highway right-of-way.
3. According to the application material, the existing and proposed structures meet the setback requirements of MSB 17.17.110 and MSB 17.55.
4. The site plan shows the setbacks to the property lines, right-of-ways, and waterbodies.
5. According to the application material, four of the cabins are very close to the setback line, so the foundation is behind the setback, and the deck extends beyond it.
6. According to the application material, the decks on those cabins shall be elevated no more than 18 feet above average grade per MSB 17.55.
7. The definition of Structure in MSB 17.17.030(B)(49) explains that decks less than 18 feet above average grade are not considered structures for the purposes of minimum setbacks.
8. The proposed use is located in the southern part of an 85-acre parcel situated east of the Chulitna River and west of the North Parks Highway.
9. According to the application material, the proposed amenities include a convenience store, gift shop, viewing deck, tent camping, cabins, RV parking facilities, a dump station, a river access ramp, and a helipad.
10. According to the application materials, the proposed helipad is positioned approximately 240 feet from the intended viewing deck, about 280 feet from the nearest parking area, around 300 feet from the closest cabin, and roughly 400 feet from the RV parking spaces.
11. According to the application material, the proposed helipad is situated approximately 13 feet below highway elevation and about 320 feet west of it. A 50-foot-wide vegetative buffer will visually screen the helipad from the Parks Highway.
12. According to the application material, the convenience store and gift shop have 11 parking spaces, including two Americans with Disabilities Act (ADA) spaces with an adjacent access aisle.
13. According to the application material, the commercial buildings are connected by ADA-compliant sidewalks with a minimum width of 5 feet.
14. According to the application material, tour bus parking will be situated near the viewing deck.

15. According to the application material, the applicant plans to create additional parking spaces near the RV camping area, in front of each duplex cabin, and near the trail to the tent camping areas.
16. According to the application material, natural vegetation will be left in place within the 50-foot buffer of the North Parks Highway right-of-way.
17. According to the application material, the applicant plans to revegetate the 50-foot buffer along the North Parks Highway on both sides of the entrance drive.
18. The closest residential use is over 2,000 feet away from the proposed commercial use.

Conclusion of Law: Based on the above findings, the proposed commercial use provides sufficient access, setbacks, lot area, parking space, buffers, and other safeguards to meet the standards (MSB 17.17.180(A)(4)).

STAFF RECOMMENDATIONS

Staff recommends approval of the Denali State Park Special Land Use District Conditional Use Permit to operate a commercial use (RV campground resort) at 4852 North Parks Highway, Tax ID# U04998000L02-4. The proposed use meets all standards of MSB 17.17. Staff also recommends the following conditions:

1. The operation must acquire a borough bed tax account before operating any accommodations that require bed tax collection, such as wall tents, cabins, or rooms for rent (MSB 3.32.020).
2. The operation shall comply with all applicable federal, state, and local regulations.
3. The applicant must provide MSB planning staff with evidence that they have obtained the required approvals, permits, or reviews for this development prior to Phase I operations. These include:
 - a. Fire and Life Safety Review from the Alaska State Fire Marshal
 - b. Driveway Permit and Approach Road Review from the Alaska Department of Transportation
 - c. Approval to Construct and Approval to Operate from the Alaska Department of Environmental Conservation for water
 - d. Approval to Construct and Approval to Operate from the Alaska Department of Environmental Conservation for wastewater
4. Additionally, the applicant must provide MSB planning staff with evidence that they have obtained the required permits for this development prior to Phase II operations as outlined in the application. These include:
 - a. Commercial Use Permit from the Alaska Department of Natural Resources
 - b. Fish Habitat Permit from the Alaska Department of Fish and Game

5. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Conditional Use Permit shall be required prior to any expansion of the conditional use.
6. Helicopter tours, regardless of the originating point, are limited to one per hour and no more than eight per day. Tour helicopters are not permitted to fly into or out of the subject parcel from the east, over K'esugi Ken Campground, or adjacent private lands. This condition is not meant to limit the flight path of helicopters during emergencies.
7. The operation shall comply with the maximum permissible sound level limits per MSB 8.52—Noise, Amplified Sound, and Vibration.

If the Planning Commission chooses to deny this permit, findings for denial must be prepared by the Commission.

Denali State Park Management Plan



2006

Division of Parks and Outdoor Recreation
Alaska Department of Natural Resources



STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

FRANK H. MURKOVSKI, GOVERNOR

- ☐ 400 WILLOUGHBY AVENUE
JUNEAU, ALASKA 99801-1796
PHONE: (907) 465-2400
FAX: (907) 465-3886
- ☒ 550 WEST 7TH AVENUE, SUITE 1400
ANCHORAGE, ALASKA 99501-3650
PHONE: (907) 269-8431
FAX: (907) 269-8918


January 20, 2025

Planning commission meeting

24 of 236

ADOPTION OF THE DENALI STATE PARK MANAGEMENT PLAN

The Commissioner of the Department of Natural Resources finds that the Denali State Park Management Plan meets the requirements of AS 41.21.150-152 and 41.21.022(4) and hereby adopts this plan as policy for the Department of Natural Resources, Division of Parks and Outdoor Recreation which prescribes management of state lands within the boundaries of Denali State Park and Blair Lake, Indian River, and Tokositna State Recreation Areas including permitting and other department programs and activities. This plan supersedes the 1989 Denali State Park Master Plan.



Mike Menge
Commissioner
Alaska Department of Natural Resources

June 30, 2006

Date

Chapter 1

INTRODUCTION

Plan Purpose

This plan provides guidance for management of park lands and development of recreational facilities, consistent with the park's Mission Statement. In addition, the plan discusses trends in recreation and tourism, and provides natural resource information that will simplify the task of maintaining a current resource database as new information becomes available.

Establishment of the Park

The Alaska State Legislature created Denali State Park (AS 41.21.150-152) in 1970, and in 1976 amended the boundary to add the upper reaches of the Tokositna basin, west of the old park boundary (see Figure 1). In both actions, the legislature had a strong interest in tourism related development, as well as providing recreational opportunities for Alaskans and preserving the area's natural resources. In 1994 the Blair Lake and Tokositna State Recreation Areas were established. The Indian River State Recreation area was added in 2002. All three were created through management agreements within DNR.

Overview of the Park

Denali State Park is approximately 324,240 acres in size. The State Recreation Areas include an additional 1,470 acres. Although much smaller than Denali National Park and Preserve to the north (6,028,203 acres), Denali State Park and its associated State Recreation Areas are very diverse area. They afford tremendous views of Denali; contains three major rivers, the Susitna, Chulitna, and Tokositna; and have three glaciers adjacent to or within its boundaries, the Ruth, Eldridge and Tokositna. Vegetation ranges from lowland spruce and hardwood forests to alpine tundra. The George Parks Highway transects the park and opens its scenery, wildlife and other natural resources to the public.

Primary uses of the park are camping, hiking, fishing, viewing Denali, canoeing, rafting, river boating, hunting and trapping.

Historical Background

The Mount McKinley National Park was created in 1917, when the federal government "reserved" a 2 million acre tract around Mt. McKinley as a national park. The national park quickly became one of Alaska's primary tourist attractions.

Figure 9 LAND USE DESIGNATIONS⁴

Recreation Development

Purposes and Characteristics. Areas designated Recreation Development are established within State Park System units to meet the more intensive recreational needs of the public with convenient and well defined access via roads, railroads, boats, airstrips, and high-standard trails; with more intensively developed recreational facilities such as campgrounds, public use cabins, picnic areas; with guided activities; and with information centers to orient visitors to the unit's special features.

The landscape within these areas can be modified to support educational and recreational activities and/or to enhance wildlife habitat and scenic qualities. These areas are established where soils, slope, drainage and vegetation can support more intensive recreational activities. Fire suppression and insect and disease control may be used, where appropriate, within this area to maintain or enhance recreational use. Areas designated Recreation Development may already have been influenced by prior developments and are intended to include transition areas between recreation developments and adjacent Natural Areas.

Development and Activities. The highest level of developments and activities are meant to occur in these areas within park units. The developments allowed in these areas include, but are not limited to, roads and trails, private vehicle and public transportation routes or access, campgrounds, picnic areas, visitor and interpretive centers, high standard trails for all ages and abilities, park management facilities and commercial lodges or resorts as provided for within the unit management or site development plan. High intensity activities related to the use of the developed facilities are generally encouraged. Snowmachines are allowed with adequate snow cover but may be restricted in certain areas or at certain times. Summer off-road vehicle use is generally prohibited by existing park regulations.

Natural Area

Purpose and Characteristics. Natural Areas are established to provide for moderate-to-low impact and dispersed forms of recreation and to act as buffers between areas designated Recreation Development and Wilderness.

These areas are relatively undeveloped and undisturbed, and are managed to maintain high scenic qualities and to provide visitors with

opportunities for significant, natural outdoor experiences. An area's natural landscape character is the dominant feature within these areas. Landscape modification may be allowed to enhance, maintain or protect the natural setting according to the unit management plan. Use of fire suppression, insect or disease control, or wildlife habitat enhancement as management techniques in Natural Areas will be defined in the unit management plan. Portions of Natural Area may be designated Special Management Areas.

Developments and Activities.

Developments in areas designated Natural are intended to provide for the safety of park visitors and to provide for a moderate level of convenience in a high-quality natural setting. Allowable developments include shelters, public use cabins, high standard hiking and bicycle trails (paved or gravel), and bridges and roads where necessary to access development designations and as provided for in an approved management plan. A medium level of activity is encouraged in these areas. Activities include, but are not limited to, hang gliding, bicycling, backpacking, fishing, hunting, cross country skiing, camping, sledding, berry picking and rock climbing. Snowmachines are allowed with adequate snow cover but may be restricted in certain areas or at certain times. Summer off-road vehicle use is generally prohibited by existing park regulations.

Wilderness

Purpose and Characteristics. Areas designated Wilderness are intended to promote, perpetuate and, where necessary, to restore the wilderness character of the land and its specific values of solitude, physical and mental challenge, scientific study, inspiration and primitive recreational opportunities.

Areas designated Wilderness are of such size as to maintain the area's wilderness character, tailored to protect associated values and, if possible, defined by watershed boundaries. These areas are characterized by the natural landscape, its vegetation and its geologic forms. Resource modification can occur in these areas only to restore areas to a natural state. Natural processes will be allowed to operate freely to the extent that human safety and public and private property are protected. Insect and disease control as a management technique may occur only through the implementation of a plan approved by the Director. Wildlife habitat enhancement activities such as vegetation manipulation may not occur in this designation.

Developments and Activities. In these areas, no man-made improvements should be provided except for primitive trails with minimum trail maintenance, bridges, and signing. Developments or other improvements will be undertaken only if significant threats to public safety exist or

improvements are necessary to reduce adverse impacts on the areas resources and values. Access to and within this designation, for other than management, research and emergency purposes, will be by foot or other non-motorized means except for 1) aircraft and boats consistent with park regulations and Figure 11, 2) situations specifically allowed by law, 3) when there is adequate snow cover for snowmachines. Aircraft landing may be allowed in certain areas or when authorized by the Director. Summer off-road vehicle use is generally prohibited by existing park regulations.

Activities which threaten the character of the area will be monitored and if need be, restricted. Methods of restriction may include measures such as separation and control of use activities through time and space allocation, use/area rotation schemes, and/or a permit system.

Cultural

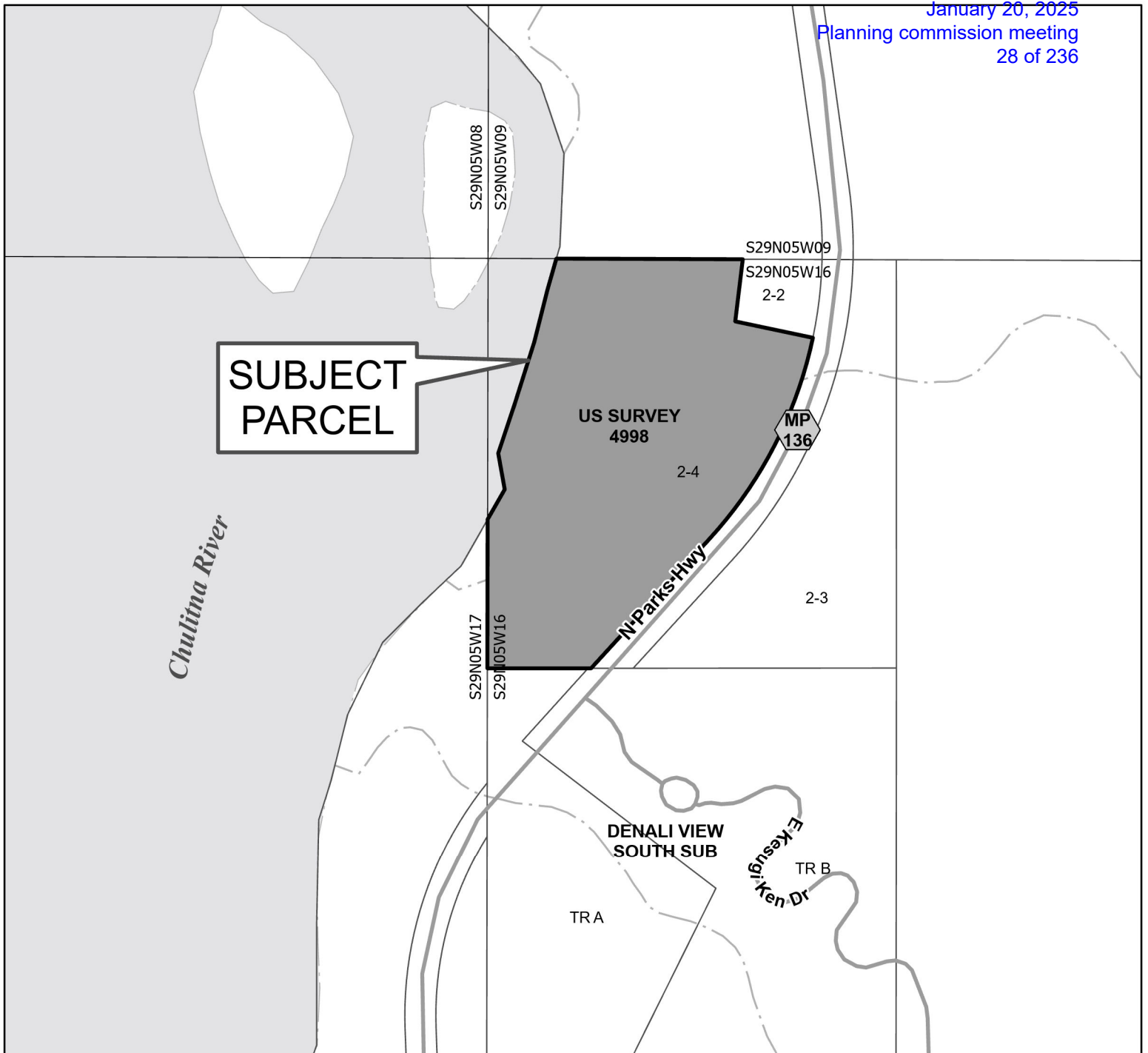
Purpose and Characteristics. Areas designated Cultural are established to preserve, investigate, document and interpret Alaska's cultural resources and heritage.

Cultural designations are designated to provide adequate protection of historical, cultural, archaeological, or anthropological resources. These areas may contain a single feature or an assemblage of historic features.

Developments and Activities. Areas designated Cultural are managed to insure that public use in the area does not impair the integrity of historical, cultural, archaeological, or anthropological resources. Any development within areas designated Cultural should have minimal impact on the cultural and historical values within the unit and should involve minimal introduction of artificial features for activities not related to the cultural resource and its values. Development generally will be associated with the necessities of public access, safety, interpretation, and improvements to stabilize and protect cultural resources. Hardened trails, toilets and interpretive displays are examples of such development. Activities in these areas are for educational or scientific purposes. Recreation-related facilities are generally secondary and will be separated from the site(s) of cultural resources by sufficient buffers. Activities in keeping with the historical period of the cultural resources may be encouraged. To protect the cultural values for which the area is designated, resource modification, fire suppression, and insect and disease control management techniques will be utilized only when absolutely necessary in these areas.

⁴ Excerpted, with modifications, from Alaska State Park System: Statewide Framework, 1982

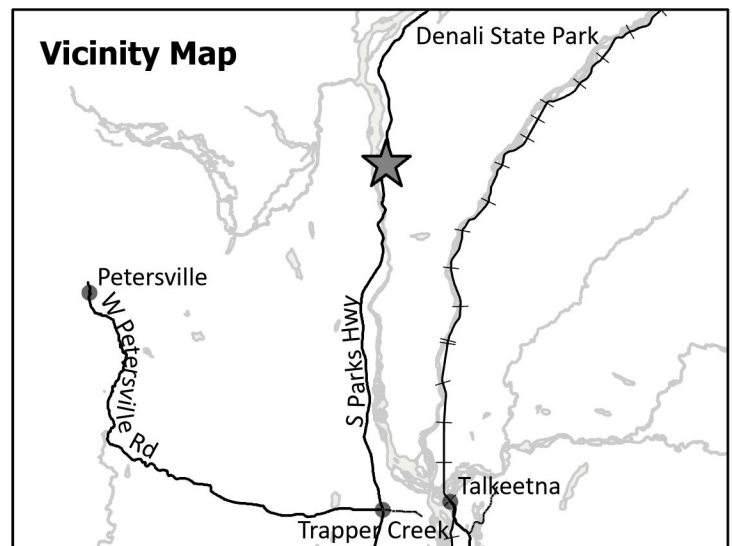
MAPS

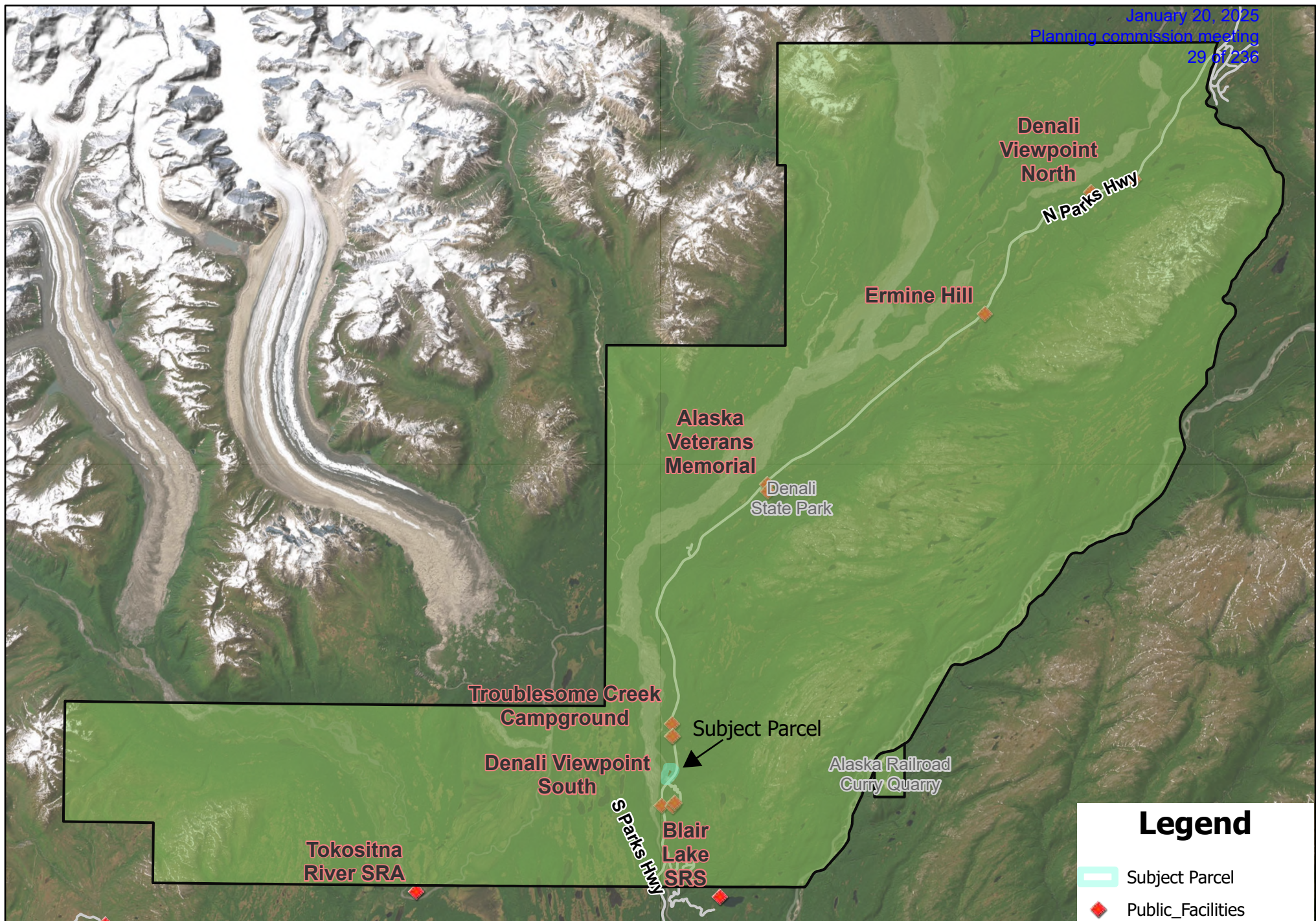


U04998000L02-4



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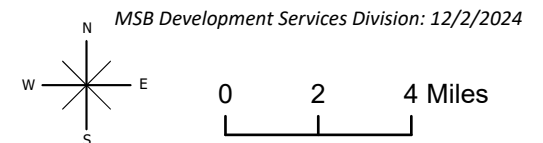




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Denali State Park Special Land Use District Map



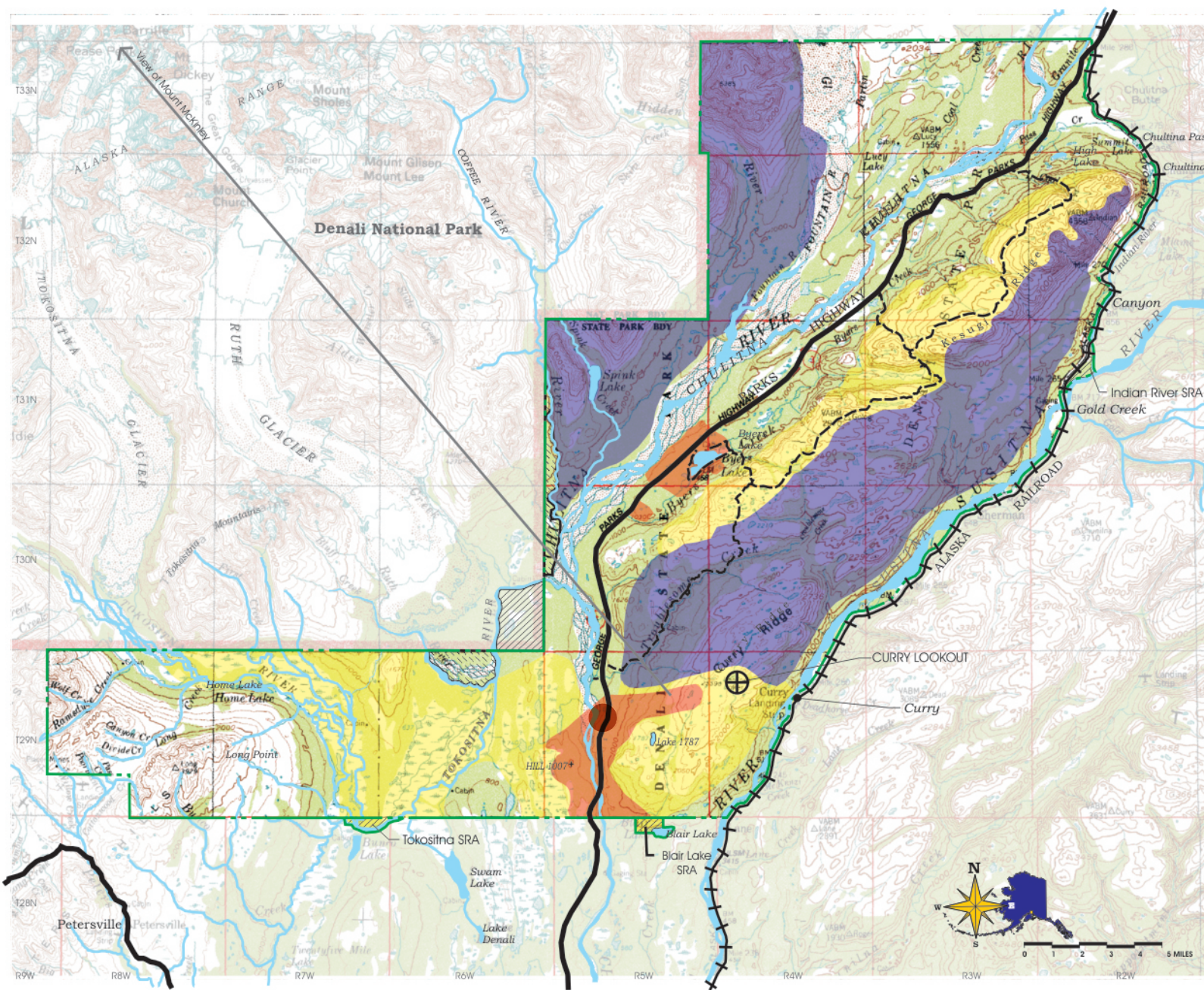
DENALI STATE PARK

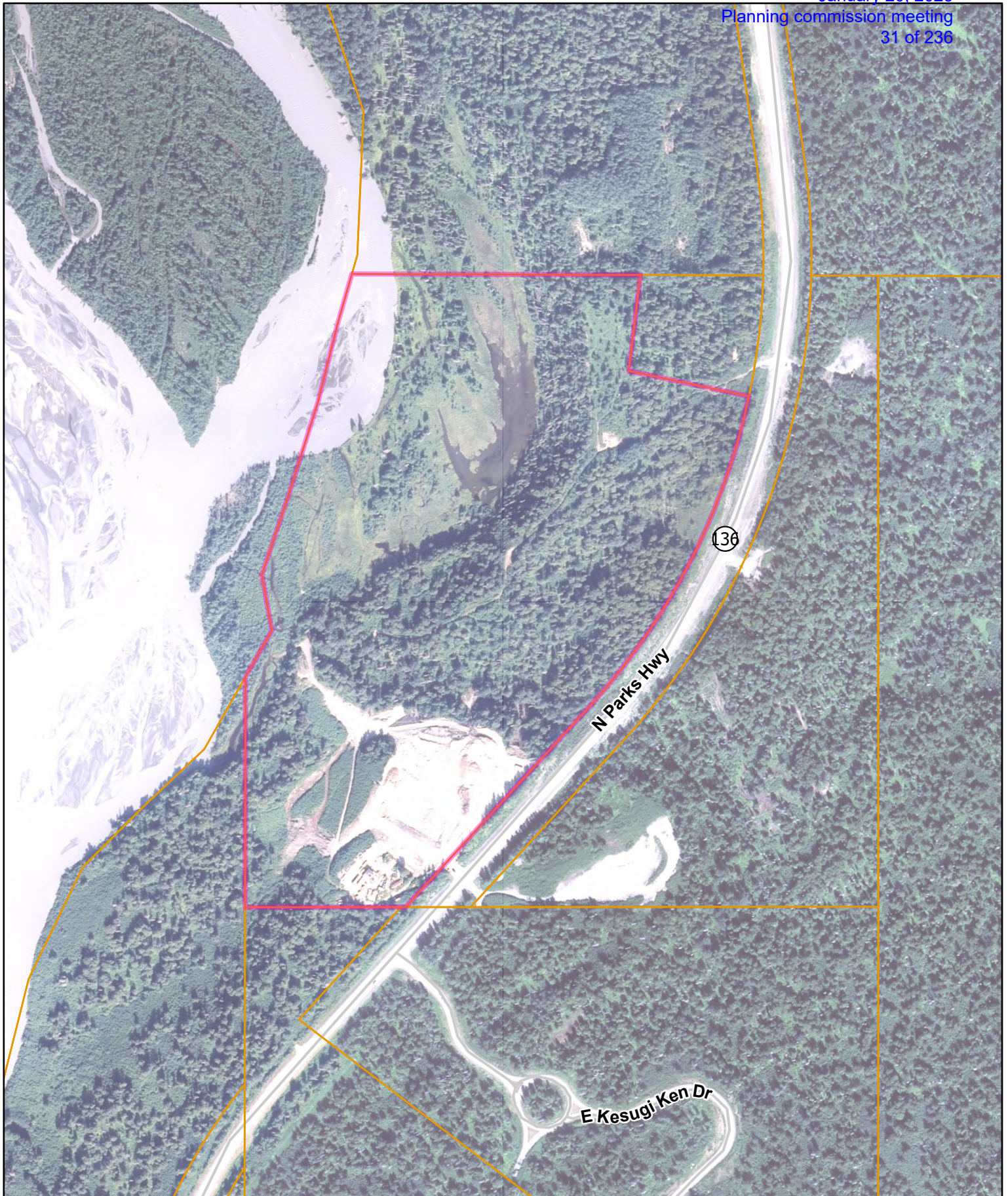
Master Plan

Figure 10

LAND USE DESIGNATION

-  Natural Area
-  Natural Area (Special Management)
-  Wilderness
-  Cultural
-  Recreation Development
-  Proposed Park Addition
-  Proposed area to be traded to National Park Service
-  Subject Area



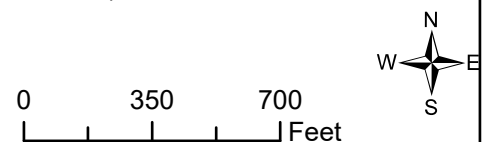


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Aerial Imagery for U04998000L02-4

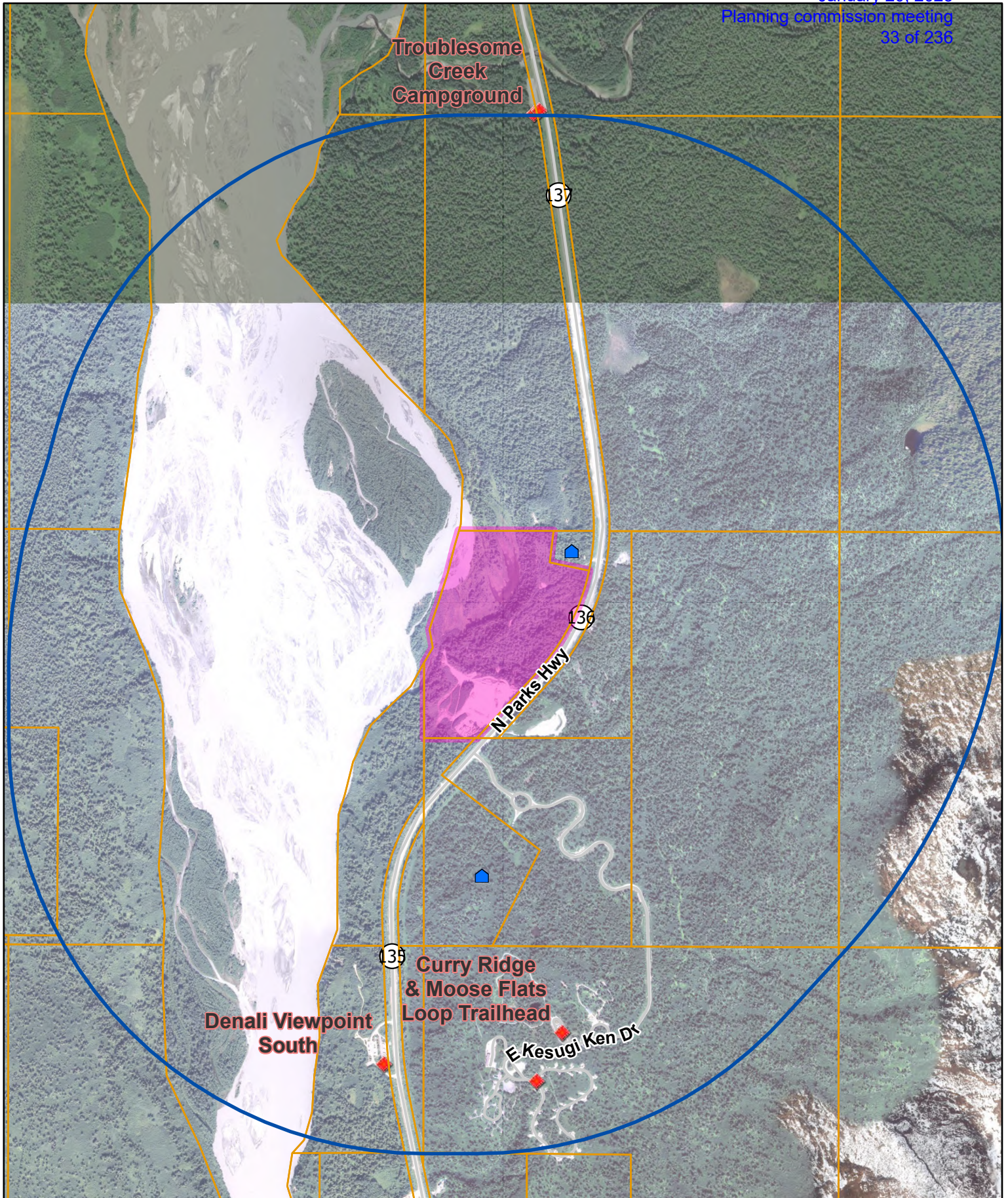
MSB Development Services Division: 12/2/2024





MSB Development Services Division: 12/2/2024

A north arrow pointing upwards, labeled with 'N' at the top, 'S' at the bottom, 'W' on the left, and 'E' on the right. To the right of the north arrow is a graphic scale bar with markings for 0, 250, and 500 feet.

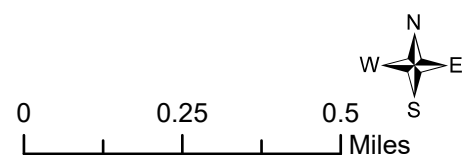


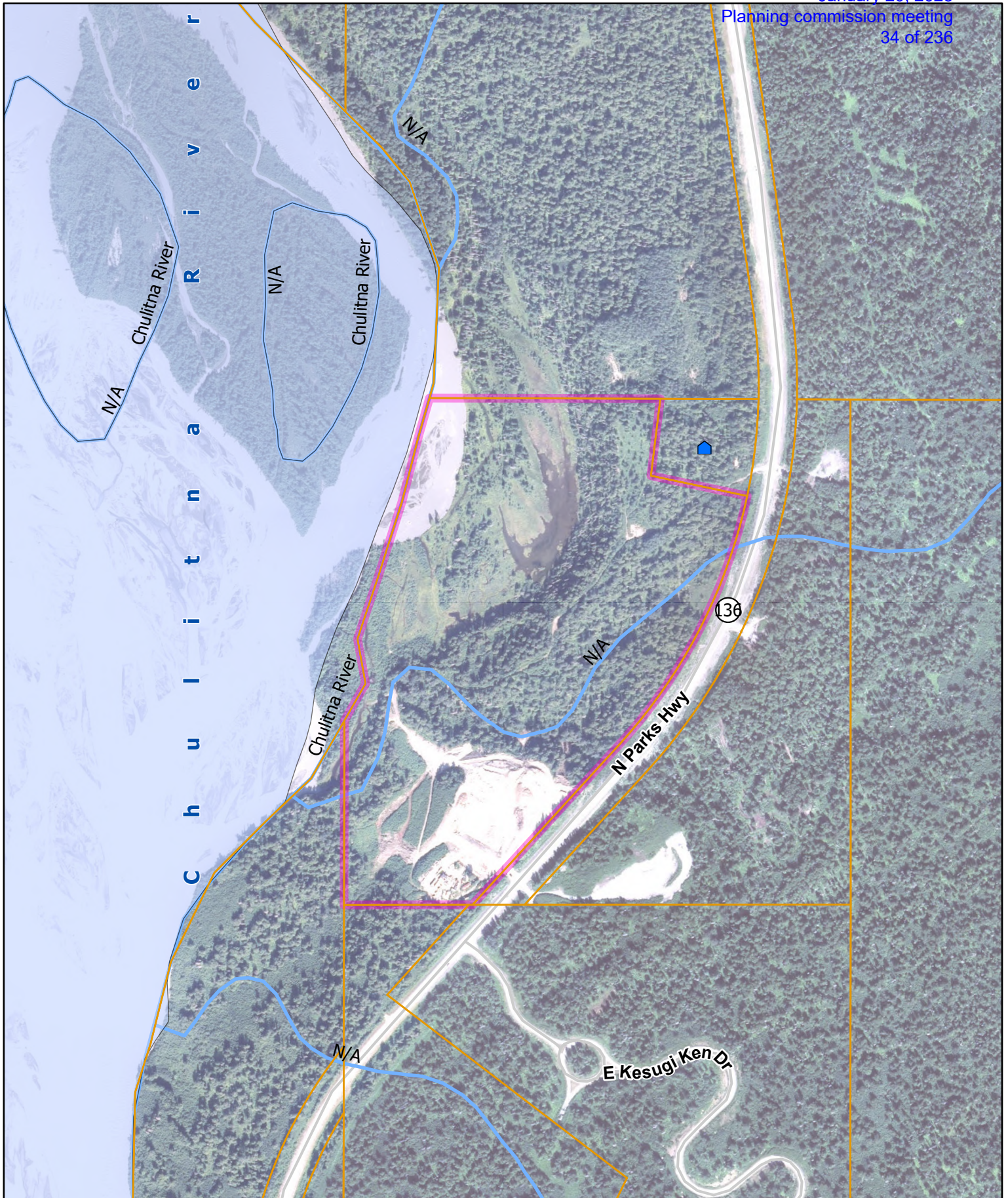
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MSB Development Services Division: 12/2/2024

Land Use Map with 1 mile buffer U04998000L02-4



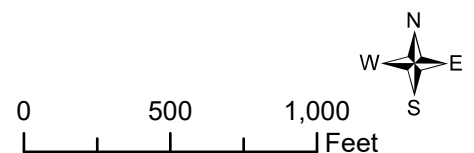


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Waterbody Map U04998000L02-4

MSB Development Services Division: 12/2/2024



PUBLIC NOTICING

PUBLIC NOTICING

for 12-16-24 meeting

From: [Peggy Horton](#)
To: [Lacie Olivier](#)
Cc: [Kayla Kinneen](#); [Rick Benedict](#)
Subject: Mailing: Ark @ Denali Resort and RV Campground CUP
Date: Friday, October 18, 2024 8:26:00 AM
Attachments: [U04998000L02-4 Main Layout.pdf](#)
[Public Notice Mailing.DOCX](#)

Hello,

Please prepare and send the attached mailing on or before Friday, October 25, 2024. The notice area is 600 feet or to the property owners of the five tax parcels nearest the property that is the subject of the application, whichever is the greater number of persons. Please also mail this to the Denali State Park.

State of Alaska
Division of Parks & Outdoor Recreation
Denali State Park
550 West 7th Avenue, Ste 1380
Anchorage AK 99501

Thank you,

Peggy Horton
Current Planner
907-861-7862

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

The Matanuska-Susitna Borough Planning Commission will consider the following:

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, December 16, 2024, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Peggy Horton, Current Planner, by phone at 907-861-7862. Provide written comments by e-mail to peggy.horton@matsugov.us or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **November 22, 2024**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date may not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ Mailing Address: _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map is Located on Reverse Side



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10-24-24

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3 D'OYEN YOLANDA ELIZABETH
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SUITE B
COVINA, CA 91724

4 TRAVERSIE GLADYS
9131 CENTENNIAL
207-A
ANCHORAGE, AK 99504

5 STATE OF ALASKA
DNR DIV OF LANDS
550 W 7TH AVE
STE 1050A
ANCHORAGE, AK 99501-3579

6 STATE OF ALASKA DIVISION OF PARKS AND
OUTDOOR RECREATION
DENALI STATE PARK
550 W 7TH AVE
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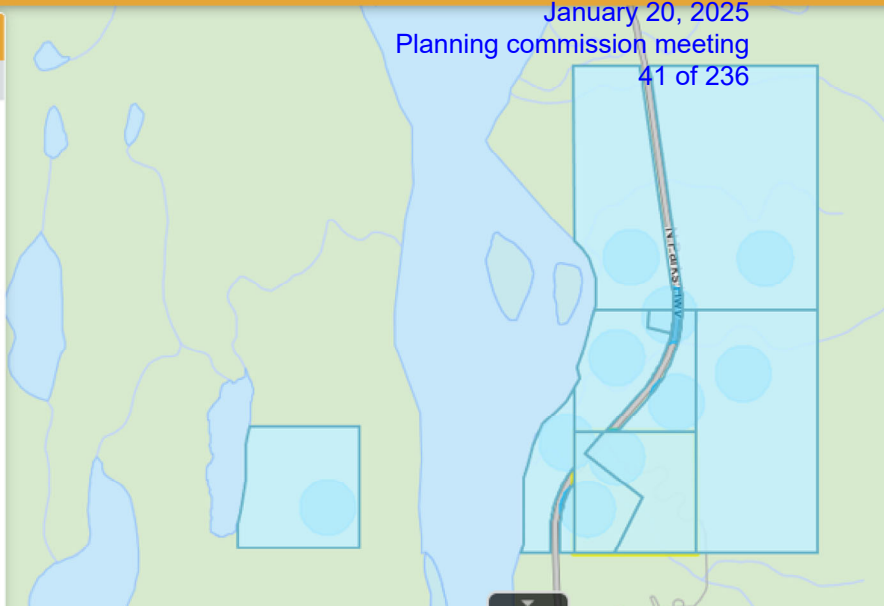
Buffer Graphic

600

Feet

Clear

Clear Buffer



From: [Peggy Horton](#)
To: [Ben Borg](#)
Cc: [Petra Albecker \(petra.albecker@frontiersman.com\)](#); [Lacie Olivieri](#); [Kayla Kinneen](#); [Rick Benedict](#)
Subject: RE: MSB Page Ad: Ark @ Denali RV Campground Resort CUP
Date: Friday, October 18, 2024 11:09:00 AM

Yes, thanks for catching this.

Peggy

From: Ben Borg <ben.borg@frontiersman.com>
Sent: Friday, October 18, 2024 9:53 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Petra Albecker (petra.albecker@frontiersman.com) <petra.albecker@frontiersman.com>; Lacie Olivieri <Lacie.Olivieri@matsugov.us>; Kayla Kinneen <Kayla.Kinneen@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: MSB Page Ad: Ark @ Denali RV Campground Resort CUP

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Peggy, the 26th is a Saturday. Did you mean Friday the 25th?

On Fri, Oct 18, 2024 at 8:27 AM Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Greetings,
Please see the attached ad request, ad, and map for publication on October 26, 2024.

Thank you,
Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

--

Sincerely,
Ben Borg
Sales Representative, The Mat-Su Valley Frontiersman & The Anchorage Press



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www.matsugov.us

Matanuska-Susitna Borough

MATANUSKA-SUSITNA BOROUGH NOTICE OF PUBLIC MEETINGS

All meetings of recognized boards, committees, and commissions of the Borough are open to the public and are held at Borough offices, 350 E. Dahlia Ave., Palmer, AK, unless specified otherwise. Three or more Assembly Members may be present at advertised public meetings of federal, state, and local governments or other entities. Meetings are scheduled as follows:

BOARD	DATE	TIME	LOCATION
Talkeetna Sewer & Water SSA No. 36 Board of Supervisors Special Meeting Re: User Rate Structure	10/25/24	1:00 pm	Talkeetna Public Library
Parks, Recreation, & Trails Advisory Board	10/28/24	6:00 pm	Lower Level Conference Room
Meadow Lakes RSA No. 27 Board of Supervisors	10/29/24	2:00 pm	West Lakes, Station 7-1
Waterbody Setback Advisory Board	10/29/24	5:00 pm	Fireweed Building, Conference Room & Teams ID: 254 871 054 798 Passcode: hs9n9z
Abbreviated Plat	10/30/24	8:30 am	Conference Room 110
Abbreviated Plat	11/06/24	8:30 am	Conference Room 110
Talkeetna Sewer & Water SSA No. 36 Board of Supervisors	11/06/24	1:00 pm	Talkeetna Library
Bogard-Seldon Corridor Access Management Plan Open House	11/06/24	5:30 pm	Mat-Su Career Tech High School
Platting Board (To Participate Telephonically Call 855-290-3803)	11/07/24	1:00 pm	Assembly Chambers
Board of Adjustment and Appeals Case No. 24-02, Appeal The Approval of The Lazy Moose Run Preliminary Plat, Abby Pochatko, Appellant	11/08/24	10:00 am	Assembly Chambers

If you would like further information on any of these meetings or are interested in serving on any of the advisory boards, please call the Borough Clerk's Office at 907-861-8683, Monday through Friday, 8 a.m. to 5 p.m. The Borough's website address is: <https://www.matsugov.us/publicmeetings>

Disabled persons needing reasonable accommodation in order to participate at a Borough Board/Commission meeting should contact the Borough ADA Coordinator at 907-861-8432 at least one week in advance of the meeting.

The Community Council meetings scheduled are: (Community Councils are not agencies or subgroups of the Borough. There may be a quorum of Mat-Su Borough advisory boards in attendance at community council meetings.)

Willow Area Community Organization/Policies and Procedures Review Committee Meeting	10/27/24	1:00 pm	Willow Area Community Center
Sutton Community Council ID: 938 1463 4307 Passcode: 614331	10/30/24	7:00 pm	Sutton Public Library & Zoom
Fishhook Community Council Board Meeting	11/04/24	6:00 pm	St Herman's Church
Talkeetna Community Council ID: 450 310 5937 Passcode: 610720	11/04/24	7:00 pm	Talkeetna Library & Zoom
Knik-Fairview Community Council	11/06/24	7:00 pm	Settlers Bay Lodge
Willow Area Community Organization	11/06/24	7:00 pm	Willow Community Center
Susitna Community Council	11/07/24	7:00 pm	Upper Susitna Senior Center

Publish Date: October 25, 2024 1024-33

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Public Utility Easement (MSB008136) Tax ID: 17N01E11A003

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received a request from Matanuska Electric Association (MEA) for a 20' X 67' public utility easement on the Central Landfill property (17N01E11A003). The proposed public utility easement will serve the new facilities at the new entrance on the property. This is a Borough project to construct a new scale and tipping wall.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **November 18, 2024**. If you have questions about this request call Lisa Gray at 907-861-7848 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008136 Central Landfill Utility Easement when submitting comments).

Publish Date: October 25, 2024 1024-26

FULLER LAKE - LAKE MANAGEMENT PLAN PUBLIC MEETING #3

The Mat-Su Borough Planning Division will be hosting the third public meeting for the Fuller Lake community on Thursday, November 7th from 5:15 pm - 6:45 pm at the Wasilla Public Library and via Microsoft Teams. The community has hosted two meetings so far to discuss potential regulations for the lake.

Meeting details and additional information regarding the MSB Lake Management Plan process, Fuller Lake, and next steps can be found on the project website: <https://fullerimp.matsugov.us/>

Publish Date: October 25, 2024 1024-32

POSSIBLE QUORUM OF THE MSB FISH & WILDLIFE COMMISSION - BOARD OF FISHERIES WORK SESSION

The Alaska Board of Fisheries will be hosting a Work Session October 29-30, 2024 at the Egan Civic & Convention Center in Anchorage. Meetings will begin at 8:30 am both days. It is possible there will be a quorum of the Matanuska-Susitna Borough Fish & Wildlife Commission in attendance, to provide comment regarding Agenda Change Requests 2 & 3, or other topics relevant to the MSB.

Agenda and other meeting information can be found on the Board of Fisheries meeting website: <https://www.adfg.alaska.gov/index.cfm?adfg=fisheriesboard.meetinginfo>

Publish Date: October 25, 2024 1024-25

MATANUSKA-SUSITNA BOROUGH NOTICE OF EXISTING BONDED INDEBTEDNESS

Pursuant to AS 29.47.190(b) an MSB 25.20.020(c) the Borough is required to publish a Notice of Existing Bonded Indebtedness before a bond election. The Matanuska-Susitna Borough publishes the following notice:

Bonded Indebtedness

Purpose	Year of Issue	Authorized but Unsold	Indebtedness as of 9/1/2024
School Construction	2007 Series A	0	1,960,000
School Construction	2012 Series A	0	100,000
School Construction	2013 Series A	0	670,000
Transportation Systems	2014 Series A	0	10,060,000
School Construction	2014 Series B	0	18,980,000
School Construction	2015 Series A	0	5,725,000
School Construction	2015 Series B	0	36,695,000
Transportation Systems	2015 Series C	0	995,000
School Construction	2016 Series A	0	19,515,000
Park & Recreation Bonds	2017 Series A	0	15,675,000
School Refunding	2019 Series A	0	56,745,000
Transportation Systems	2019 Series A	0	6,065,000
Transportation	2021	61,135,000	0
Transportation Systems	2022 Series A	11,845,000	11,540,000
Transportation	2023	38,168,120	0
		111,148,120	184,725,000

Cost of Debt Service on Current Indebtedness

Fiscal Year Ending June 30	Bond Principal	Interest on Bonds	Total Principal and Interest
2025	17,365,000	5,907,312	23,272,312
2026	19,790,000	6,469,557	26,259,557
2027	17,685,000	5,787,333	23,472,333
2028	18,290,000	5,166,884	23,456,884
2029	18,950,000	4,488,111	23,438,111
2030	19,695,000	3,748,771	23,443,771
2031	19,065,000	2,996,833	22,061,833
2032	17,280,000	2,293,596	19,573,596
2033	10,165,000	1,605,920	11,770,920
2034	9,625,000	1,112,377	10,737,377
2035	8,450,000	659,019	9,109,019
2036	2,040,000	400,226	2,440,226
2037	2,155,000	298,187	2,453,187
2038	755,000	190,439	945,439
2039	790,000	152,117	942,117
2040	830,000	111,318	941,318
2041	875,000	68,377	943,377
2042	920,000	23,170	943,170
	184,725,000	41,479,547	226,204,547
Total Assessed Valuation, January 1, 2024			15,530,207,472

Publish Date: October 25, 2024 1024-04

PUBLIC HEARING

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17 - Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, December 16, 2024, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Peggy Horton, Current Planner, by phone at 907-861-7862. Provide written comments by e-mail to peggy.horton@matsugov.us or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **November 22, 2024**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date may not be included in the staff report but will be provided to the Commission at the meeting.

Publish Date: October 25, 2024 1024-31



Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 590-8243
(907) 831-6299
TimHaleDistrict1@gmail.com

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 373-3630
Dee.McKee@matsugov.us

Maxwell Sumner, #4
907-232-6797
(907) 232-0103
Maxwell.Sumner@matsugov.us

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

From: [Peggy Horton](#)
To: [White, Ben M \(DOT\)](#); [Huling, Kristina N \(DOT\)](#); [Kyler Hylton \(kyler.hylton@alaska.gov\)](#); [dnr.scro@alaska.gov](#); [stuart.leidner@alaska.gov](#); [James Walker \(james.walker2@alaska.gov\)](#); [colton.percy@alaska.gov](#); [Sarah Myers \(sarah.myers@alaska.gov\)](#); [dec.agencyreviews@alaska.gov](#); [msb.hpc@gmail.com](#); [MEA ROW - MEA \(mearow@mea.coop\)](#); [Enstar ROW \(row@enstarnaturalgas.com\)](#); [Right of Way Dept.](#); [GCI ROW \(ospdesign@gci.com\)](#); [Brian Davis](#); [Jeffrey Anderson](#); [Fire Code](#); [Richard Boothby](#); [Land Management](#); [regpagemaster@usace.army.mil](#); [Tom Adams](#); [Brad Sworts](#); [Daniel Dahms](#); [Tammy Simmons](#); [Jamie Taylor](#); [Katrina Kline](#); [Alex Strawn](#); [Planning](#); [Fred Wagner](#); [Permit Center](#); [Jason Ortiz](#); [Michelle Olsen](#); [Taunnie Boothby](#); [John Aschenbrenner](#); [Ron Bernier](#); [Marcia vonEhr](#); [Ally Egbert](#); [Lesley Norris](#)
Subject: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Friday, October 25, 2024 11:51:00 AM

Good Morning,

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. Outside of any RSA.

The Planning Commission will conduct a public hearing on this request on **December 16, 2024**.

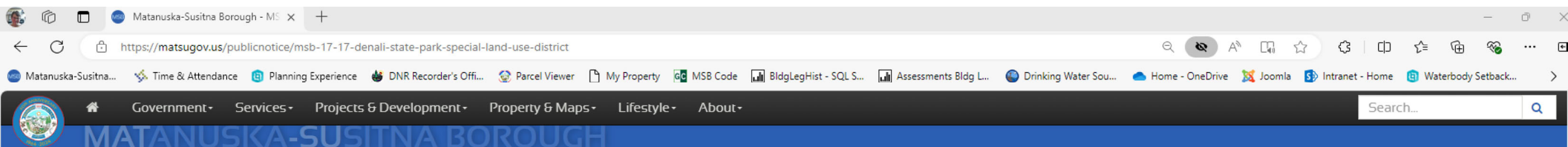
Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - MSB 17.17 -- Denali State Park Special Land Use District](#)

Comments are due on or before **November 22, 2024**, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Regards,

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Current Planner
907-861-7862



Public Notice > MSB 17.17 -- Denali State Park Special Land Use District

Notice Type Public Notice

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 16, 2024, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Peggy Horton, Current Planner, by phone at 907-861-/862. Provide written comments by e-mail to peggy.horton@matsugov.us or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **November 22, 2024**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date may not be included in the staff report but will be provided to the Commission at the meeting.

Effective Date

Oct 25, 2024

Tax ID

U04998000L02-4

Documents

RV resort campground CUP application

Vicinity Map

PUBLIC NOTICING

for 1-6-25 meeting

From: [Peggy Horton](#)
To: [Lacie Olivieri](#); [Sierra Smith](#)
Cc: [Kayla Kinneen](#)
Subject: New Public Notice Mailing, URGENT: Immediate Action Required
Date: Tuesday, December 17, 2024 2:02:00 PM
Attachments: [Public Notice Mailing for Jan 2025.DOCX](#)
[U04998000L02-4 Main Layout.pdf](#)
Importance: High

Greetings,

I need this notice mailed to all property owners within 3.5 miles of Tax ID U04998000L02-4 as soon as possible. It's crucial that this goes out immediately to provide the public with enough time to respond.

Please prioritize this matter and let me know how I can assist in facilitating the process.

Thank you!

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

The Matanuska-Susitna Borough Planning Commission will consider the following:

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, January 6, 2025, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Commission, and you are invited to attend. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Peggy Horton, Current Planner, by phone at 907-861-7862. Provide written comments by e-mail to peggy.horton@matsugov.us or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before **January 2, 2025**, and will be provided to the Planning Commission at the meeting.

Name: _____ **Mailing Address:** _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Map is Located on Reverse Side



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
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(Notice 123)

Number of
Identical Weight
Pieces

92

Class of Mail

1st

Postage for
Each Mailpiece
Paid

☐ Verified

Number of
Pieces to the
Pound

45

Total Number of
Pounds

116 14 602

Total Postage Paid
for Mailpieces

63.48

Fee Paid

12.50

Mailed For

Permit Center

Mailed By

Betty Jean Black

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

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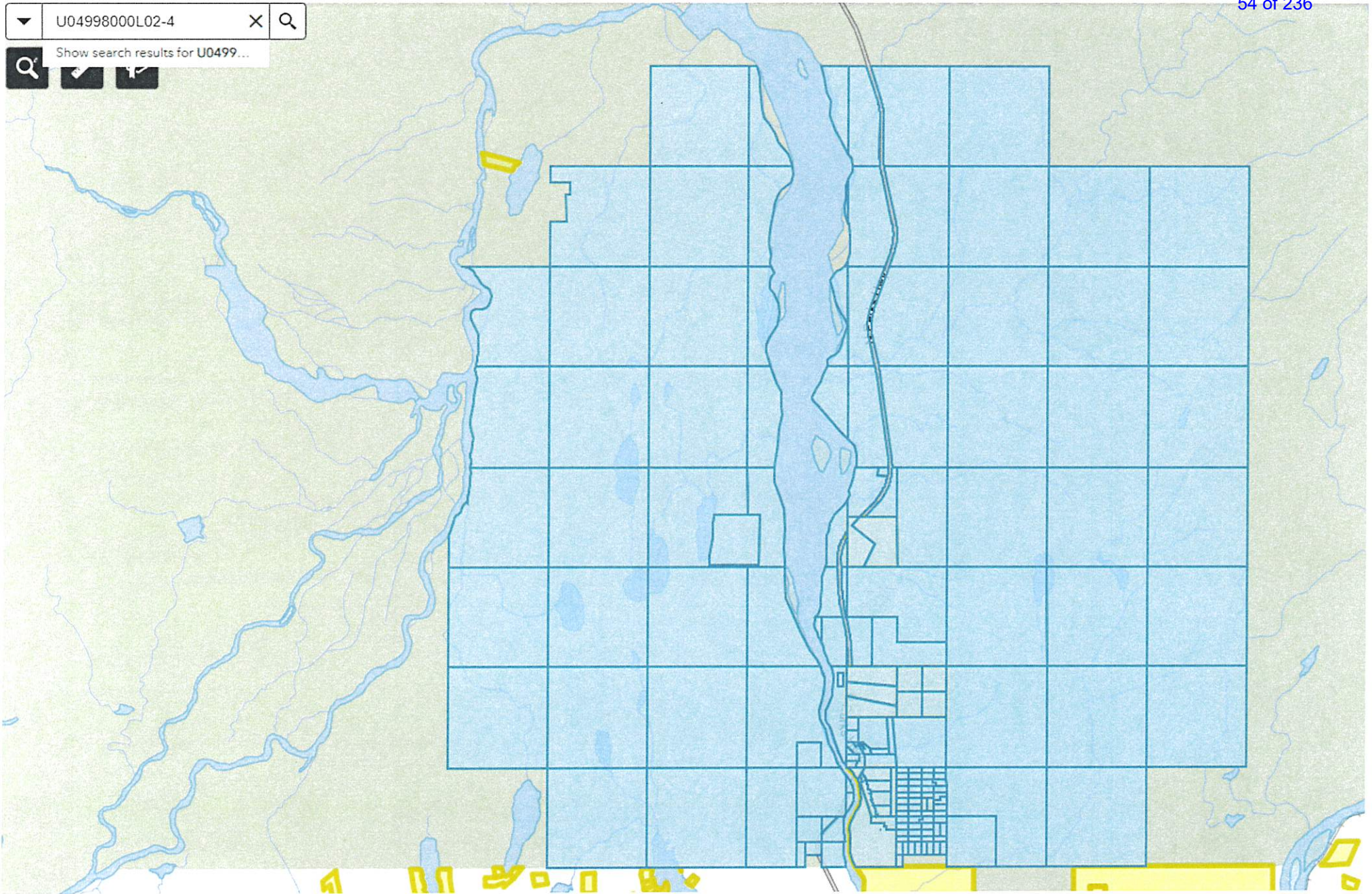
NUMBERS	OWNER_1	NAME_2	MAILING_ADDRESS_LINE_1	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_A	MAILING_ADDRESS_ZIP
1	LOUDON S & P TRUST	LOUDON STANLEY K & P A TRES		PO BOX 13326	TRAPPER CREEK	AK	99683-3326
2	PRIER ALLEN REV TR			5071 W KIANNA AVE	WASILLA	AK	99623-0996
3	UCI LLC			3351 ARCTIC BLVD	ANCHORAGE	AK	99503-4522
4	ALASKA STATE OF	DEPT OF NATURAL RESOURCES DIV OF LANDS		550 W 7TH AVE	ANCHORAGE	AK	99501-3579
5	SMITH DOUGLAS L & JANA L			8540 SULTANA DR	ANCHORAGE	AK	99516
6	KERR GLEN E			PO BOX 13144	TRAPPER CREEK	AK	99683-0144
7	HARRIS DEENA MAY			7507 BASEL ST	ANCHORAGE	AK	99507
8	D&S ALASKAN TRAIL RIDES INC			PO BOX 1437	PALMER	AK	99645
9	KEIM JEFFREY L			1301 N 19TH ST	BOISE	ID	83702-2532
10	MURRAY DIANE L			3707 RUNESTAD CIR	ANCHORAGE	AK	99502
11	KRUPICKA RODNEY	KRUPICKA DIANA		903 ROAD 22	MILLIGAN	NE	68406-4109
12	COVERDELL DANIEL J			15217 DARBY RD	EAGLE RIVER	AK	99577-9211
13	COX TARA ANNE			7111 E BEAUMONT CIR	ANCHORAGE	AK	99502
14	HELGEN KRISTI E		# 305	1032 W 11TH AVE	ANCHORAGE	AK	99501
15	HOBBIE CHET & ANGELA			PO BOX 876634	WASILLA	AK	99687
16	FOX PRENTICE N & DEBORAH H			8260 E DUCHES DR	PALMER	AK	99645-8989
17	RAUSA JORDAN	RAUSA AMBER		700 E CREEKSIDE DR	WASILLA	AK	99654-8260
18	FENTER PAUL & JULIE			2400 CLARKS BRANCH RD	MYRTLE CREEK	OR	97457
19	HOOSER DALE & SUSIE			3330 DOVE LN	PALMER	AK	99645
20	MAHONEY CHRISTOPHER A			PO BOX 13445	TRAPPER CREEK	AK	99683-3445
21	TURNER SAMUEL C			PO BOX 13125	TRAPPER CREEK	AK	99683-3125
22	D'OYEN YOLANDA ELIZABETH		SUITE B	973 E BADILLO ST	COVINA	CA	91724
23	GULARTE LAURAN FAYE & VANESSA E	GULARTE HILLARY ELAINE		GENERAL DELIVERY	TRAPPER CREEK	AK	99683-9999
24	SUAREZ-CABAL LIVING TRUST			6425 CHAPMAN FIELD DR	MIAMI	FL	33156
25	KENNEDY INV LLC			4701 E SHORELINE CIR	WASILLA	AK	99654
26	DENALIVIEW TRUST	KRAGNESS LEONARD TRE		PO BOX 13409	TRAPPER CREEK	AK	99683-3409
27	SIEGEL JACQUELINE G		% FREEDMAN & PETITO ST	64 W 48TH ST	NYC	NY	10036
28	NUCHALAWOYA LLC			845 RIDGEPOINT DR	FAIRBANKS	AK	99709
29	UPCHURCH PARA D	PEYRALANS JACQUES RENIOR		PO BOX 13225	TRAPPER CREEK	AK	99683
30	BRZUZY LOUIS P & ANN E			PO BOX 5982	BLOOMINGTON	IN	47407
31	RICHARDSON ROY JEAN KING EST		% CAROL KNUDSON PERS	938 PTARMIGAN LN	LOVELAND	CO	80538
32	ELECTRIC GENERATION UTILITY		% LEONARD KRAGNESS	PO BOX 13409	TRAPPER CREEK	AK	99683-0409
33	RADTKE PHIL S			14251 SABINE ST	ANCHORAGE	AK	99516
34	VERTICAL BRIDGE S3 ASSETS LLC		% RYAN PTS DEPT 850	PO BOX 460169	HOUSTON	TX	77056
35	MARTIN ANTHONY TRUST			PO BOX 374	TALKEETNA	AK	99676
36	GULARTE RICHARD A EST			6907 E 16TH AVE	ANCHORAGE	AK	99504-2644
37	KRUPICKA RODNEY J & DIANA A			903 ROAD 22	MILLIGAN	NE	68406-4109
38	CARBONE HOWARD M & NOELLE			PO BOX 170	TALKEETNA	AK	99676-0170
39	SILVER FOX LLC			3620 PENLAND PKY	ANCHORAGE	AK	99508
40	WILLIAMS RANDALL S			2020 REVERE CIR	ANCHORAGE	AK	99515
41	CHMIELEWSKI ALEX	MCALLESTER DEBRA		2825 E 18TH AVE	ANCHORAGE	AK	99508-3302
42	TRAVERSIE GLADYS		# 207-A	9131 CENTENNIAL	ANCHORAGE	AK	99504
43	HOLLAND AMERICA LINE INC		ATTN MICHELLE PIPKIN	450 3RD AVE W	SEATTLE	WA	98119-4002
44	GOODWIN KIMBERLY M W		# 495	7362 W PARKS HWY	WASILLA	AK	99623
45	MOSQUITO KIMBERLY ANN			7337 OLD SEWARD HWY	ANCHORAGE	AK	99518

NUMBERS	OWNER_1	NAME_2	MAILING_ADDRESS_LINE_1	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_A	MAILING_ADDRESS_ZIP
46	CLOUD SANDRA JEAN		APT A-15	2651 E QUIET CIR	WASILLA	AK	99654
47	BOECKMANN REACHEL QUINN			6100 KALMIA DR	ANCHORAGE	AK	99507
48	HECIMOVIICH 2017 TR	HECIMOVIICH SHARON MARY TRE		PO BOX 13469	TRAPPER CREEK	AK	99683
49	BROWN JOSHUA Z & CANDICE M			11901 E SCOTT RD	PALMER	AK	99645-8861
50	BRIAN GARLAND & MARY KATE			10162 N TIRIAN CIR	PALMER	AK	99645
51	BROWNLEE JEFF	HENJUM BARBARA		22008 VOYLES BLVD	CHUGIAK	AK	99567-5411
52	GULARTE GERALD T			13430 WINDRUSH CIR	ANCHORAGE	AK	99516
53	MASON CHARLIE S			PO BOX 1116	ANCHOR POINT	AK	99556-1116
54	NITZ DOROTHY J			3700 STELLAR DR	ANCHORAGE	AK	99504
55	BOHLANDER KARL M & ELSIE A			PO BOX 5081	KETCHIKAN	AK	99901-0081
56	KNUDSON CAROL ANN			938 PTARMIGAN LN	LOVELAND	CO	80538
57	RICHARDSON JOE F			PO BOX 13396	TRAPPER CREEK	AK	99683
58	HAPPY TRAILS ALASKA COM PROP TR			4120 URSA CIR	ANCHORAGE	AK	99517
59	VERIZON WIRELESS		ATTN PROPERTY TAX DEPT	PO BOX 635	BASKING RIDGE	NJ	07920-0635
60	OSSENKOP CHARLES D			2110 BANBURY CIR	ANCHORAGE	AK	99504-3391
61	TORRENCE LESLIE YVONNE			PO BOX 91714	ANCHORAGE	AK	99509-1714
62	ALASKA STATE OF	DNR DIV OF LANDS	STE 1050A	550 W 7TH AVE	ANCHORAGE	AK	99501-3579
63	LINDHOLM LIVING TRUST			2205 HILAND RD	EAGLE RIVER	AK	99577
64	BREINING STEPHEN SCOTT	SCHNEIDER TAMMY JEAN		PO BOX 336	WILLOW	AK	99688-0336
65	DAVIS HARRELL EDWARD SR			PO BOX 13546	TRAPPER CREEK	AK	99683
66	MOLYNEUX VAL FAMILY TRUST	MOLYNEUX SANDRA TRE	UNIT 207	1110 W 6TH AVE	ANCHORAGE	AK	99501
67	RASMUSSEN FAMILY TRUST			HC 89 BOX 8121	TALKEETNA	AK	99676
68	SOIFER KOLMAN & JULIANNE			6420 NE 18TH AVE	PORTLAND	OR	97211
69	HILLS REBECCA A	REED KRISTOFER		3404 VASSAR DR	ANCHORAGE	AK	99508
70	SWANN JAKE			8305 BEARBERRY ST	ANCHORAGE	AK	99502-4352
71	ARNT ELLEN L		% MALONE	112 TEPEOTAH RD	TRACY	MN	56175
72	UNITED STATES OF AMERICA	BUREAU OF LAND MANAGEMENT	# 13	222 W SEVENTH AVE	ANCHORAGE	AK	99513-7599
73	KNAPP FRANK & KRISTINE REV TR			PO BOX 78	PALMER	AK	99645
74	SCHAFER BENJAMIN		APT B3	13 VINAL AVE	SOMERVILLE	MA	2143
75	BOYLE DONALD D&KATHLEEN A			PO BOX 13092	TRAPPER CREEK	AK	99683-0092
76	BELL HARVEY J			PO BOX 13158	TRAPPER CREEK	AK	99683-0158
77	THORSTENSON JOS			12500 SILVER SPRUCE	ANCHORAGE	AK	99516
78	ALASKA HOTEL PROP INC	KRAGNESS LEONARD	ATTN MICHELLE PIPKIN	450 3RD AVE W	SEATTLE	WA	98119-4002
79	UPCHURCH PARA			PO BOX 13225	TRAPPER CREEK	AK	99683-3225
80	CHINO TORU & MITSUYO			PO BOX 13455	TRAPPER CREEK	AK	99683-3455
81	GTP TOWERS		AMERICAN TOWER PROP T	PO BOX 723597	ATLANTA	GA	31139-0597
82	PEDERSEN PER ARNE & MARIANNE			2101 DUKE DR	ANCHORAGE	AK	99508
83	PARKS STEVEN J			PO BOX 13284	TRAPPER CREEK	AK	99683
84	COLVER JAMES C			PO BOX 427	PALMER	AK	99645
85	RUDE-OLIVERA RONALDA R			1801 W COTTONWOOD CRK DR	WASILLA	AK	99654-0914
86	JGR TRUST			681 W LAZY K LN	WASILLA	AK	99654
87	LOONEY GARY L & MARA LYNN			PO BOX 879	BASALT	CO	81621-0879
88	GEERTSEN THOS M & MICHELLE		# E	4303 NORTHWOOD	ANCHORAGE	AK	99517
89	AT&T MOBILITY		ATTN PROPERTY TAX DEPT	1010 PINE 9E-L-01	ST LOUIS	MO	63101
90	SCHIKORA FREDERICK J			528 EAGLE RIDGE RD	FAIRBANKS	AK	99712

NUMBERS	OWNER_1	NAME_2	MAILING_ADDRESS_LINE_A	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_A	MAILING_ADDRESS_ZIP
91	K & T ENTERPRISES			PO BOX 13130	TRAPPER CREEK	AK	99683
92	FOX PRENTICE NEIL & DEBORAH H			8260 E DUCHESS DR	PALMER	AK	99645

▼ U04998000L02-4 X Q

Q Show search results for U0499...



Site Visit Photos





STOP
DO NOT PASS
CAME INTO
FREE PATH



































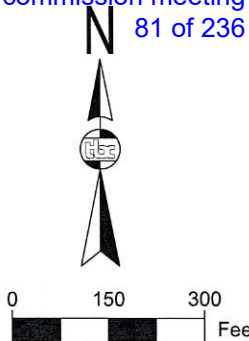




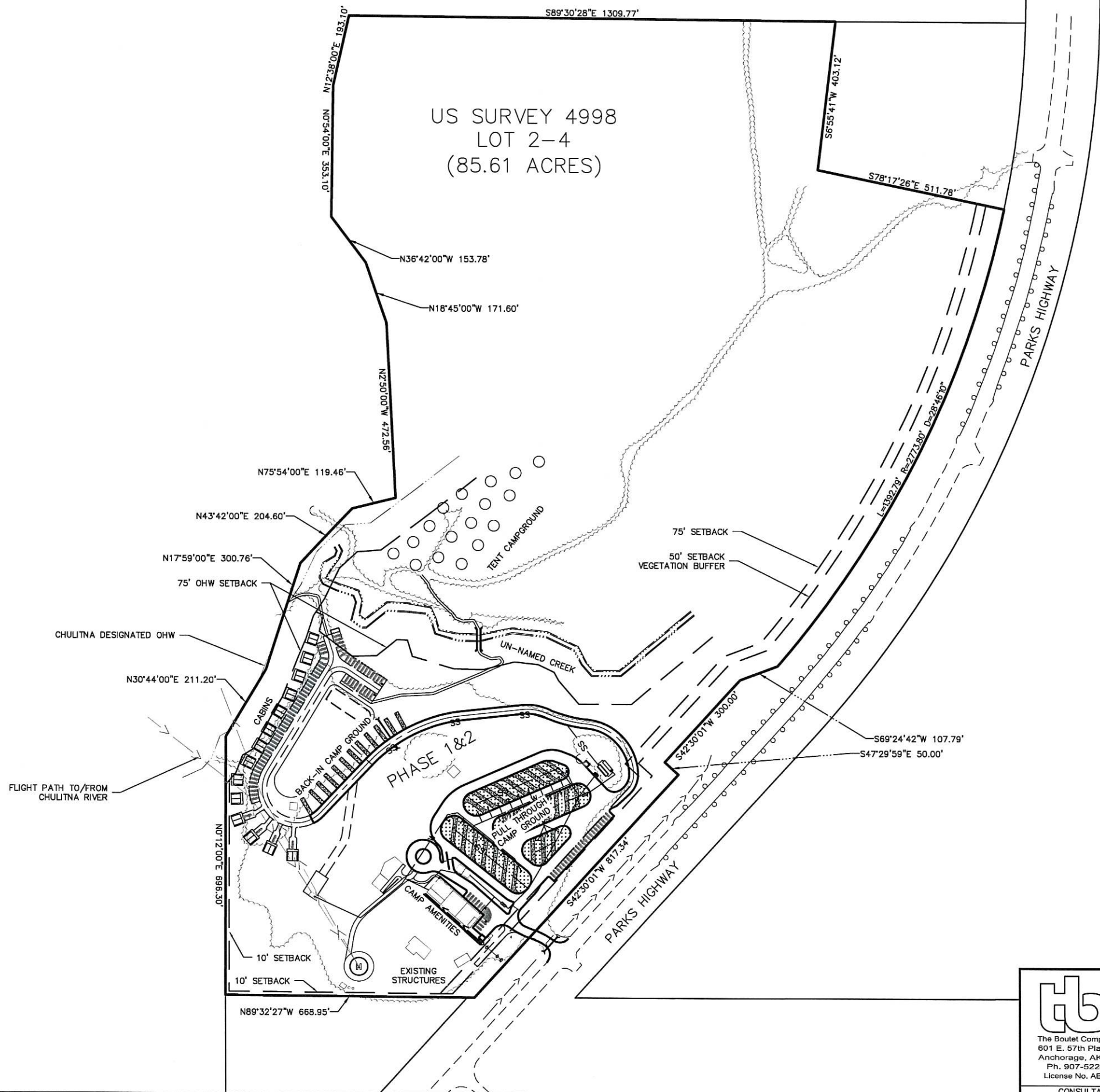




SITE PLAN



US SURVEY 4998
LOT 2-4
(85.61 ACRES)



RECEIVED
DEC 19 2024
Mat-Su Borough
Development Services



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

CONSULTANT

SEAL

THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

OVERALL PLAN VIEW

HORIZ SCALE: DATE: 12/19/2024 SHEET 2 OF 10

APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Email: permitcenter@matsugov.us



BASIC APPLICATION FOR A CONDITIONAL USE PERMIT

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

Required Attachments:

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

Subject Property:

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

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

Facility/Business Name: Ark@Denali RV Resort Campground

Name of Property Owner

Yolanda Elizabeth D'Oyen

Mailing: P.O. Box 13289

Trapper Creek, AK 99683

Phone: Hm _____ Fax _____

Work _____ Cell _____

E-mail: _____

Name of Agent / Contact for application

Timothy Alley, PE, The Boutet Company, Inc

Mailing: 1508 E. Bogard Road #7

Wasilla, AK 99654

Phone: Hm _____ Fax _____

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

E-mail: talley@tbcak.com

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

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

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

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

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

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

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

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

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

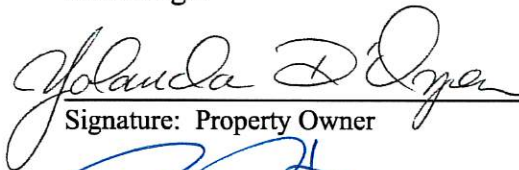
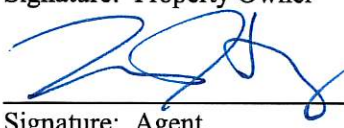
I understand that other rules such as local, state, and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorizations may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety, and welfare, and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that changes from the approved conditional use permit may require further authorization by the Borough Planning Commission.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

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



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

Phone 907.357.6770
www.tbcaak.com

December 19, 2024

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

Re: Ark@Denali – Application for Conditional use

To Whom It May Concern:

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

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

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

Ark@Denali Recreation Resort
Conditional Use Permit Application
Page 2 of 6

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

The construction of the helicopter landing site is primarily intended to be used for safety purposes such as medical emergencies. Guided tours as proposed will be conducted by a third-party operator from the onsite helipad in the southwest portion of the site. All helicopter tours will be conducted as required by US Federal Aviation Administration (FAA) and Alaska State Parks. Helicopter tours will be conducted within the hours of 9:00 AM to 5:00 PM from May 15 to September 30. A single helicopter may be stationed at the site for tours at the discretion of the operator. Tours may initiate from other locations with a stop to pick up additional passengers at the ARK. Tours will take off and land at the proposed helipad with no landing on the East side of Parks Hwy at any time. The projected number of guided tours is limited to no more than 1 per hour and no more than 8 per day. To limit impact to adjacent uses, flights will utilize the airspace generally above the Chulitna River for flights into and out of the Park and will approach the proposed pad using the shortest distance possible. At no time will the helicopters fly into or out of the site from the east, over adjacent in holdings, nor the Kesugi Ken Campground. Furthermore, per studies conducted by the National Institutes of Health, Purdue University and FAA indicate that helicopters produce sound at approximately 100 decibels. The FHWA article *Living with Noise* published in Public Roads July/August 2003 volume 67 states that interstate highways typically generate noise between 70 and 80 decibels at 50 feet from the highway. The proposed helicopter pad is located on below the elevation of the highway and approximately 300 feet west of the Parks Highway. Noise from helicopter use will be similar to other aircraft flying through the area and not much more than the noise already generated by the adjacent highway. A DNR commercial use permit is only required when landing in the state park. Tour passengers will be escorted to the check-in office and helicopter by resort staff. The pilots will go over the safety requirements and measures with passengers prior boarding the aircraft.

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

The development is entirely contained within the parcel. A portion of the cabins to be constructed with Phase 2 are within close proximity to the western OHW setback of 75 ft; however, retention of existing vegetation to the greatest extent possible is of the utmost importance to the owner and developer, in effort to maintain the outdoor recreation feel of the site. Four of the cabins are very close to the setback

line such that the foundation is behind the setback and the deck extends beyond the setback line. Decks on the cabins shall be elevated no more than 18" above average grade per MSB 17.55. Tent sites are planned on the northern portion of the site, but much of the site will remain undeveloped. The development onsite is limited to existing disturbed/cleared area as much as possible to maintain the natural characteristics while stabilizing the issues created by previous gravel extraction operations and other uses by previous owners.

The recreational campground resort is being designed to provide a rustic, recreational feel to match the characteristics of the use and area. Camping and cabin rentals will be restricted to a 30-day maximum length. Preliminary building floorplans and elevations are provided with this application. The development will maintain all existing vegetation within 50' and structure setback of 75' from the Parks Highway right-of-way as required by MSB code 17.17. Much of the area to be developed into parking and RV campsites has been previously cleared. The site topography will require additional clearing and site grading to make the lot developable. Natural vegetation will be left in place within the 50' setback from Parks Highway. Natural vegetation shall also be left along the Chulitna River wherever possible. Cabin construction will include the structures being founded on piles to alleviate the need for excavation and reduce the impact to the existing vegetation. Construction will be conducted in a manner to minimize the clearing of existing trees, particularly along the Parks Highway right of way and the edge of Chulitna River, with the intent of providing visual screening, reduce erosion potential and enhance the character of the site. A monument sign for identification of the development to the traveling public on the Parks Highway will be placed on property near the resort entrance and has been designed to meet MSB 17.17.130. A draft plan for this sign is attached. No portable, flashing, rotating, animated or intermittent lighted signs will be constructed.

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

A gravel access ramp will be provided to the Chulitna River. This access will be limited to foot traffic only for the launch of small personal watercraft not on trailers, such as kayaks and inflatable rafts, suitable for use in the Chulitna River. A boating safety plaque will be mounted near the access to the river. Access to the Chulitna River will require a DNR State Parks Commercial Use Permit. Any further expansion of this access will require extensive design and permitting with various agencies and will be submitted under a new conditional use permit application.

Tent camping area will be provided by trail access from the parking lot north of the retreat lawn area. A 6' wide path will be constructed from the parking lot across an approximately 40' long by 6' wide bridge with 42" high railings to the tent camping sites. The bridge shall be designed and stamped by a structural

engineer licensed in the State of Alaska. The bridge will be designed to span the ordinary highwater of an existing onsite creek, with sufficient height above the ordinary highwater of the onsite creek and as required by the loading characteristics. It will also be designed with sufficient height to allow for bear passage underneath to limit contact between bears and humans. The trail will also be monitored by trained employees for bear sightings and implement management protocols for handling them. The bridge aesthetics will match the architectural theme of the development to fit in with the characteristics of the development to the best extent practicable. This creek is catalogued as an anadromous stream by the Alaska Department of Fish and Game and will require approval of a fish habitat permit for construction. The bridge will provide foot access to the tent camp sites and ATV access for the maintenance crews. Each site will eventually be supplied with a picnic table and fire ring. Use of the fire rings will be conducted as required by MSB 8.75.050 and will not allow the burning of trash or debris that will cause noxious fumes or be harmful to the environment. The management staff will also update campers regarding fire bans enacted by the State or local fire official.

The site is in bear territory, the unnamed stream and Chutlitna River are frequently used as a food source. Bear awareness programs will include informational pamphlets and briefing at the check-in station for everyone visiting the park including requirements for food and garbage storage to minimize attraction to bears. Bear warning signs will be located at the head of the tent bridge and river access trail. Staff will be trained in handling encounters with bears or any other wildlife in the area. The staff will communicate with the Rangers on Kesugi Ken Campground which is watching the bear dens. Furthermore, a Park Ranger is assigned to monitor in-holding properties throughout the park and will monitor activities as needed.

Trash collection will be managed by the onsite staff. Bear proof trash receptacles will be located throughout the site nearest the camping areas with bear proof dumpsters located near the convenience store at the site entrance. Management staff will collect trash daily for deposit in the dumpsters. The dumpsters will be emptied as needed by a local trash collection service.

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

The development will be served by onsite water and wastewater systems. These systems are being designed to meet the Alaska Department of Environmental Conservation regulations for

Ark@Denali Recreation Resort
Conditional Use Permit Application
Page 5 of 6

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

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

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

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

We anticipate and request that completion of these permits will be a condition of approval for this CUP. Other items that would be requested as a condition of approval include bridge design and final building design.

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

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

Sincerely,

THE BOUTET COMPANY, INC.

Ark@Denali Recreation Resort
Conditional Use Permit Application
Page 6 of 6

A handwritten signature in blue ink, appearing to read 'T. Alley'.

Tim Alley, P.E.

Principal/Project Manager

From: [Tim Alley](#)
To: [Peggy Horton](#)
Subject: RE: Ark at Denali CUP permit
Date: Wednesday, October 16, 2024 12:00:19 PM
Attachments: [image001.png](#)
[FRONT ENTRY SIGN SPUD 10-14-2024.pdf](#)
[Ark at Denali Plan Set.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

We've revised our plans and sign(attached) to address your and PD&E comments and have provided the below responses. Please let me know if you need anything further:

Maintain minimum vegetative buffer between improvements and nearby water bodies. Denote vegetative buffer areas to the unnamed creek on the drainage plan.

-I could not find code requirements regarding minimum vegetative buffer for water bodies. Please let me know if there is a requirement here that I am not finding. It is the intent of the project to retain as much natural vegetation as possible. Clearing limits established as an offset to proposed development to maintain most of the vegetation.

Label the ordinary high-water mark of the unnamed creek. Establish setback from the unnamed creek.

-High water of unnamed creek has been added and a 75' offset has been established.

Regrade northern roadway leading up to the foot trail so that it drains into the site rather than toward the river.

-Roadway leading to the foot trail down to the river is on a downward hill and can not be regraded south. A small drainage basin has been added to collect a majority of the runoff.

Proposed access point onto the Parks Highway is misaligned with the driveway across the road. Coordinate with AKDOT for access onto the Parks Highway.

-Driveway has been updated to be aligned with driveway across the road. Final driveway design will be completed and permitted per AKDOT requirements.

Where exactly does wastewater effluent discharge?

-A leach field will be installed under the retreat lawn area to receive waste water effluent.

Thank you,
Tim

From: [Tim Alley](#)
To: [Peggy Horton](#)
Cc: [Yolanda D'Oyen](#); brettwwalker@protonmail.com; [Sean Jackson](#)
Subject: RE: Ark@Denali updates
Date: Thursday, December 19, 2024 4:52:27 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Peggy,

The proposed elevation for the helicopter pad is 667' elevation and the highway is at 680' elevation so the pad is 13' lower as shown.

Thank you,

Tim

TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President talley@TBCak.com visit us at www.TBCak.com	The Boutet Company, Inc. 1174 Leatherleaf Lp., Ste. B Wasilla, Alaska 99654 Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Thursday, December 19, 2024 4:45 PM
To: Tim Alley <talley@tbcak.com>
Cc: Yolanda D'Oyen <ydoyen15@gmail.com>; brettwwalker@protonmail.com; Sean Jackson <sjackson@tbcak.com>
Subject: RE: Ark@Denali updates

Thank you. I can't tell from the topo map what the elevation of the proposed helipad is versus the Parks Highway. Can you tell me that?

I'll update the information in the application material and send the request for comments to the community councils. The public notices have already been mailed.

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

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

GENERAL NOTES:

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

EXCAVATION:

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

WATER SYSTEM NOTES:

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

1. ALL MATERIALS WITHIN DIRECT CONTACT WITH WATER SHALL BE LOW LEAD AND NSF 61 CERTIFIED.
2. ALL DISINFECTION AND TREATMENT CHEMICALS SHALL BE NSF 60 CERTIFIED.
3. PHASE 1 ESTIMATED PEAK INSTANTANEOUS DEMAND (PID): 188 GPM
4. WELL:

4.1.DEPTH: 100' DEPTH (ESTIMATED)

4.2.CASING: 8" A53B STEEL WITH 10' MIN SLOTTED SCREEN

4.3.YIELD: 50 GPM (ESTIMATED)

4.4.GROUTING: BENTONITE GROUT REQUIRED 10' MIN CONTINUES WITHIN FIRST 20' FROM SURFACE

4.5.PITLESS ADAPTER: 2" AT 10' MIN BELOW FINAL GRADE

4.6.PUMP: RATED FOR MIN 50 GPM AT 150 FT HEAD. ASSUMING 20 PSI SERVICE PRESSURE AT PUMPHOUSE.

4.7.TESTING: DISINFECT WELL PER AWWA C654 PRIOR TO OPERATION. PROVIDE COMPREHENSIVE WATER PANEL TESTING AS REQUIRED BY ADEC.
5. WELL TO PUMPHOUSE WATER MAIN:

5.1.MATERIAL: 2" HDPE SDR 11 PE 4710

5.2.INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.

5.3.TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
6. WATER DISTRIBUTION LINE:

6.1.MATERIAL: 4" HDPE SDR 11 PE 4710

6.2.INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.

6.3.TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
7. WATER SERVICE LINES:

7.1.MATERIAL: RV CAMPGROUND HOOKUPS: 1" HDPE SDR 11 PE 4710
CONVENIENCE STORE: 2" HDPE SDR 11 PE 4710
BATHHOUSE: 2" HDPE SDR 11 PE 4710

7.2.INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER ADOT SS SECTION 627.

7.3.TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER ADOT SS SECTION 627. SAMPLE FOR BACTERIA PER ADOT SS SECTION 627.
8. STORAGE:

8.1.MATERIAL: 3,000 GALLON HDPE NSF 61 CERTIFIED

8.2.SIZE: MINIMUM STORAGE IS EQUAL TO THE DIFFERENCE OF THE SYSTEM PEAK INSTANTANEOUS DEMAND (PID) FLOW AND WELL OUTPUT FLOW FOR 20 MINUTES (PID GPM - W GPM) x 20 MINUTES = 2,760 GALLONS
EQUAL TO THE PID AT PRESSURE REQUIRED TO PROVIDE 20 PSI AT FURTHEST FIXTURE. DISTRIBUTION PUMP RATED FOR 188 GPM AT 145 FT HD CONTROLLED BY VARIABLE FREQUENCY DEVICE (VFD)

8.3.PUMP:

WASTEWATER SYSTEM NOTES:

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

1. DESIGN FLOW:

RV CAMPSITES WITH HOOK-UP: 21.7 GALLONS PER DAY/PERSON, 4 PEOPLE PER SITE, 27 SITES = 3425 GPD

RV CAMPSITE WITHOUT HOOK-UP (DUMP STATION): 50 GAL/SITE/DAY, 12 CAMPSITES = 600 GPD

CONVENIENCE STORE: 10.6 GDP/EMPLOYEE, 2.6 GPD/CUSTOMER, 8 EMPLOYEES, 1000 CUSTOMERS PER DAY = 2685 GPD

APARTMENT: 150 GPD/BEDROOM, 1 BEDROOM = 150 GPD

LAUNDRY/BATHHOUSE: 15 GPD/FIXTURE UNIT, 44 TOTAL FIXTURE UNITS = 660 GPD
3. WASTEWATER PIPING:

3.1.MATERIALS:

3.1.1. GRAVITY PIPE: 4" ABS OR PVC C900

3.1.2. PRESSURE PIPE: 1.5" PVC SCHEDULE 40

3.2.INSTALLATION: PER ADOT SS SECTION 627

3.3.TESTING: PER ADOT SS SECTION 627
4. TANK SIZING:

TANK 1: CONVENIENCE STORE, APARTMENT, LAUNDRY/BATHHOUSE = 3500 GPD
2 DAYS RETENTION => 7,000 GALLON TANK

TANK 2: RV CAMPSITES W/ HOOK-UP = 3424 GPD ,
2 DAYS RETENTION => 7000 GALLON TANK

TANK 3: DUMPSTATION = 600 GPD, 7 DAYS
RETENTION => 4500 GALLON TANK

PRE-ANOXIC TANK: 1 DAY STORAGE OF TOTAL DISCHARGE,
7960 GPD DISCHARGE => 8000 GALLON TANK
5. EFFLUENT TREATMENT:

MAXIMUM DAILY DISCHARGE: 7960 GPD

AVERAGE DAILY DISCHARGE: MDD/2 = 3980 GPD

5.1.ORGANIC LOADING:

TANK 1: BOD = 225 mg/L, TSS = 75 mg/L

TANK 2: BOD = 300 mg/L, TSS = 100 mg/L

TANK 3: BOD = 1800 mg/L, TSS = 800 mg/L


SYSTEM: BOD = 364 mg/L, TSS = 136 mg/L

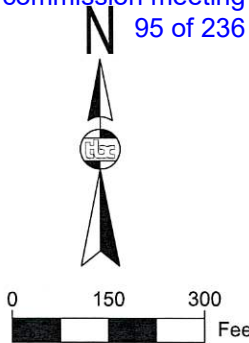
AVERAGE DAILY ORGANIC LOAD = 12 LB/DAY

TEXTILE AREA REQUIRED = 300 SF

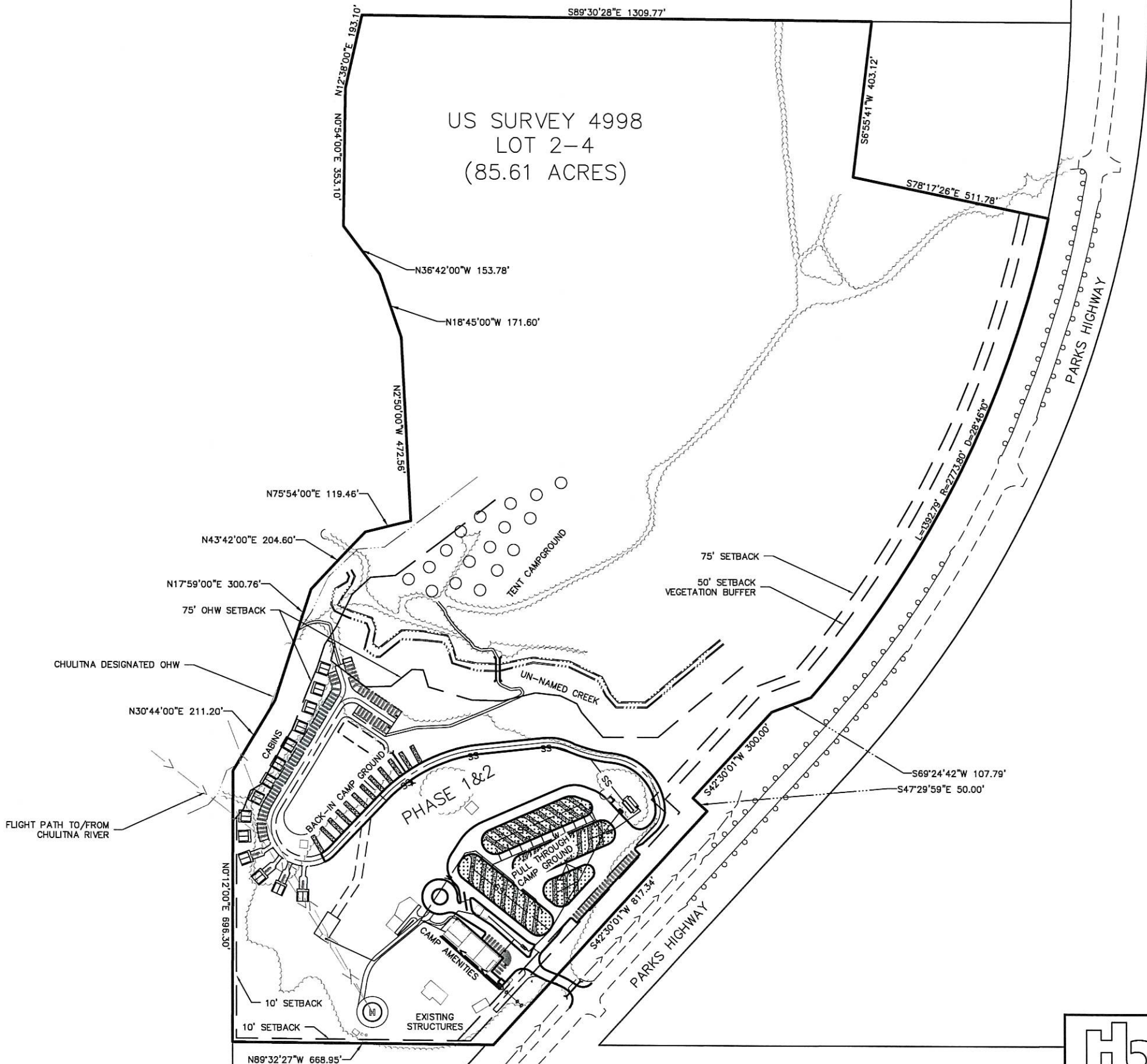
TREATMENT TANK => ORENCO AX-MAX300-42

5.2.TREATMENT TANK:


6. EFFLUENT DISCHARGE: ABSORPTION FIELD/TRENCHES WITH 8,000 SF TOTAL EFFECTIVE AREA. FINAL SIZE & ORIENTATION TO BE DETERMINED WITH FINAL DESIGN.
- ABBREVIATIONS
- | | | | |
|--------|---|-------|--|
| ABS | ACRYLONITRILE BUTADIENE STYRENE, SCHEDULE 40 | MDD | MAXIMUM DRY DENSITY |
| ADEC | ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION | MJ | MECHANICAL JOINT |
| | | MIN | MINIMUM |
| AL-MON | ALUMINUM MONUMENT | # | NUMBER |
| AWWA | AMERICAN WATER WORKS ASSOCIATION | NPT | NATIONAL PIPE THREAD |
| AWG | AMERICAN WIRE GUAGE | NSF | NATIONAL SANITATION FOUNDATION |
| APPROX | APPROXIMATE | OSHA | OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION |
| BGS | BELOW GROUND SURFACE | OC | ON CENTER |
| BOP | BOTTOM OF PIPE | O&M | OPERATIONS AND MAINTENANCE |
| BLDG | BUILDING | ORIG | ORIGINAL |
| ¢ | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| CMP | CORRUGATED METAL PIPE | PSI | POUNDS PER SQUARE INCH |
| CONST | CONSTRUCT | PL/¢ | PROPERTY LINE |
| DIA/¢ | DIAMETER | RT | RIGHT |
| DIP | DUCTILE IRON PIPE | ROW | RIGHT-OF-WAY |
| ELEV | ELEVATION | SSMH | SANITARY SEWER MANHOLE |
| EX | EXISTING | SCH | SCHEDULE |
| FT | FOOT | SP | SINGLE PUMPER |
| F&d | FURNISH AND INSTALL | SF | SQUARE FEET/FOOT |
| FG | FINAL GRADE | SS | STAINLESS STEEL |
| FH | FIRE HYDRANT | STD | STANDARD/STANDARDS |
| GALVS | GALVANIZED STEEL | SOA | STATE OF ALASKA |
| GV | GATE VALVE | STA | STATION |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | SWPPP | STORMWATER POLLUTION PREVENTION PLAN |
| HMWPE | HIGH MOLECULAR WEIGHT POLYETHYLENE | TBC | TOP BACK OF CURB |
| H | HORIZONTAL | TBM | TEMPORARY BENCHMARK |
| IAW | IN ACCORDANCE WITH | TH | TEST HOLE |
| IE | INVERT ELEVATION | TOP | TOP OF PIPE |
| IN | INCH/INCHES | VB | VALVE BOX |
| INV | INVERT | V | VERTICAL |
| IPS | IRON PIPE SIZE | W/ | WITH |
| L-POLE | LIGHT POLE | YPC | YELLOW PLASTIC CAP |
| LF | LINEAR FOOT/FEET | | |
| LIP | LIP OF CURB | | |
| LT | LEFT | | |
| MAX | MAXIMUM | | |
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Planning commission meeting
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-
- Know what's below.
Call before you dig.
- | | | | |
|--|------|--|-----------------------------------|
|  <div>The Boutet Company, Inc.
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Ph. 907-522-6776
License No. AECC957</div> | SEAL | THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA | |
| | | NOTES | |
| CONSULTANT | | HORZ SCALE:
VERT SCALE: | DATE: 10/16/2024
SHEET 1 OF 10 |

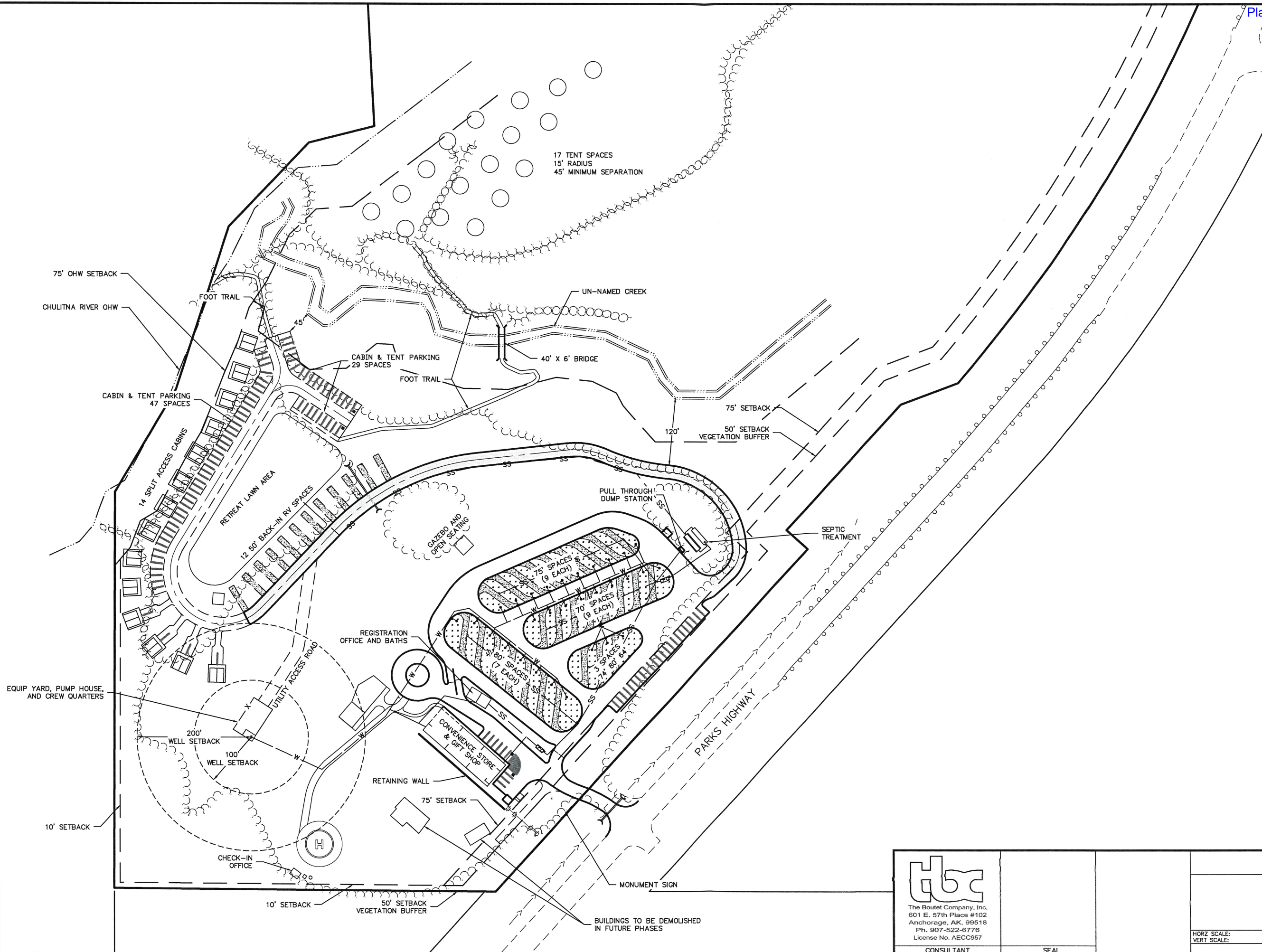
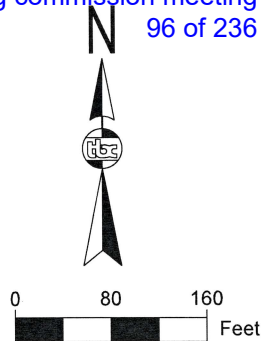


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		OVERALL PLAN VIEW	
HORIZ SCALE:	DATE: 12/19/2024	SHEET 2 OF 10	
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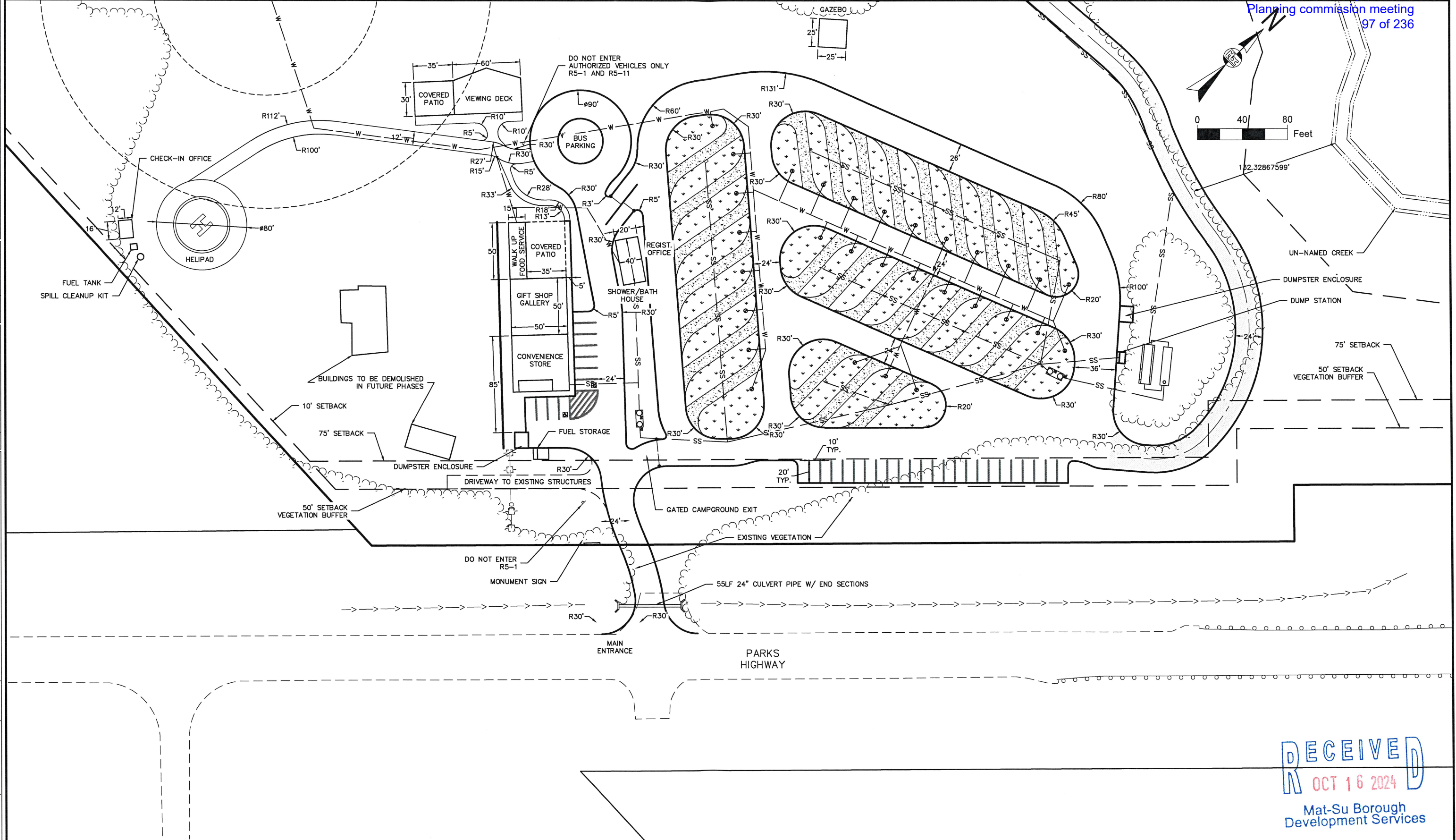


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		PHASE 1 PLAN VIEW	
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VERT SCALE:			
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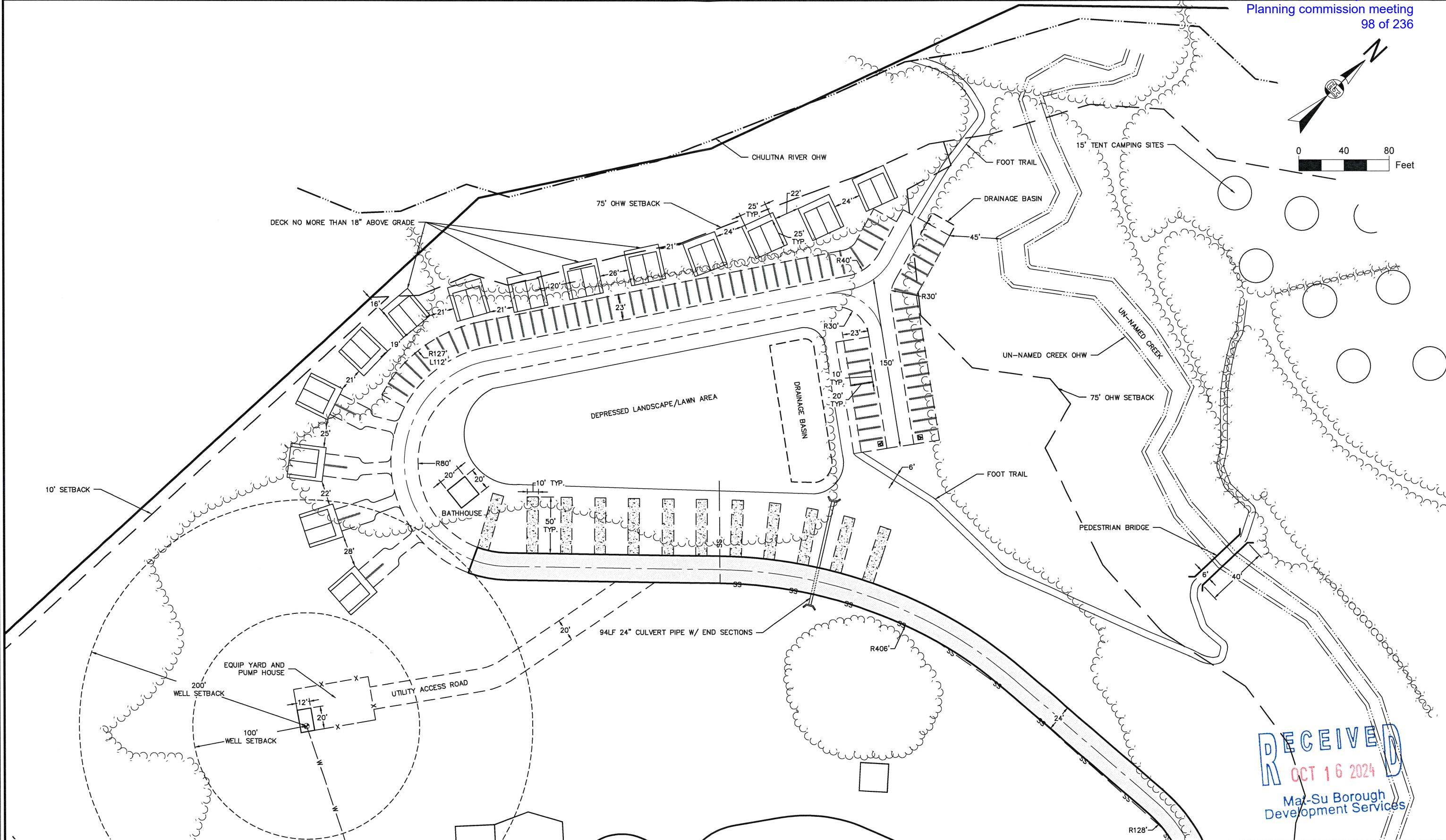
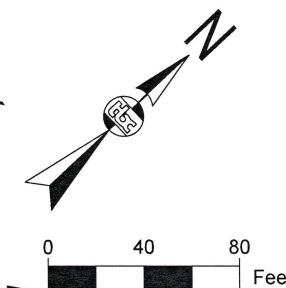
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CONSULTANT		ENLARGED PLAN VIEW 1	
SEAL		HORZ SCALE: VERT SCALE:	DATE: 10/16/2024 SHEET 4 OF 10

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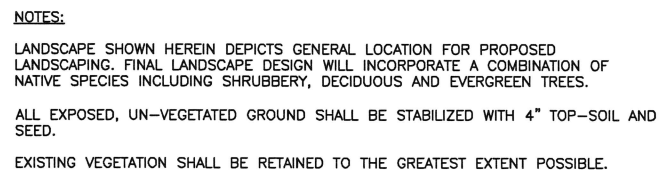
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THE ARK AT DENALI
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CONCEPTUAL LANDSCAPING PLAN
VIEW 1

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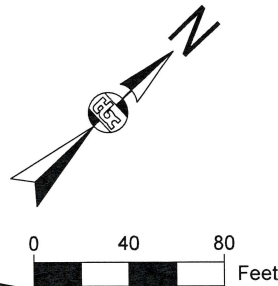
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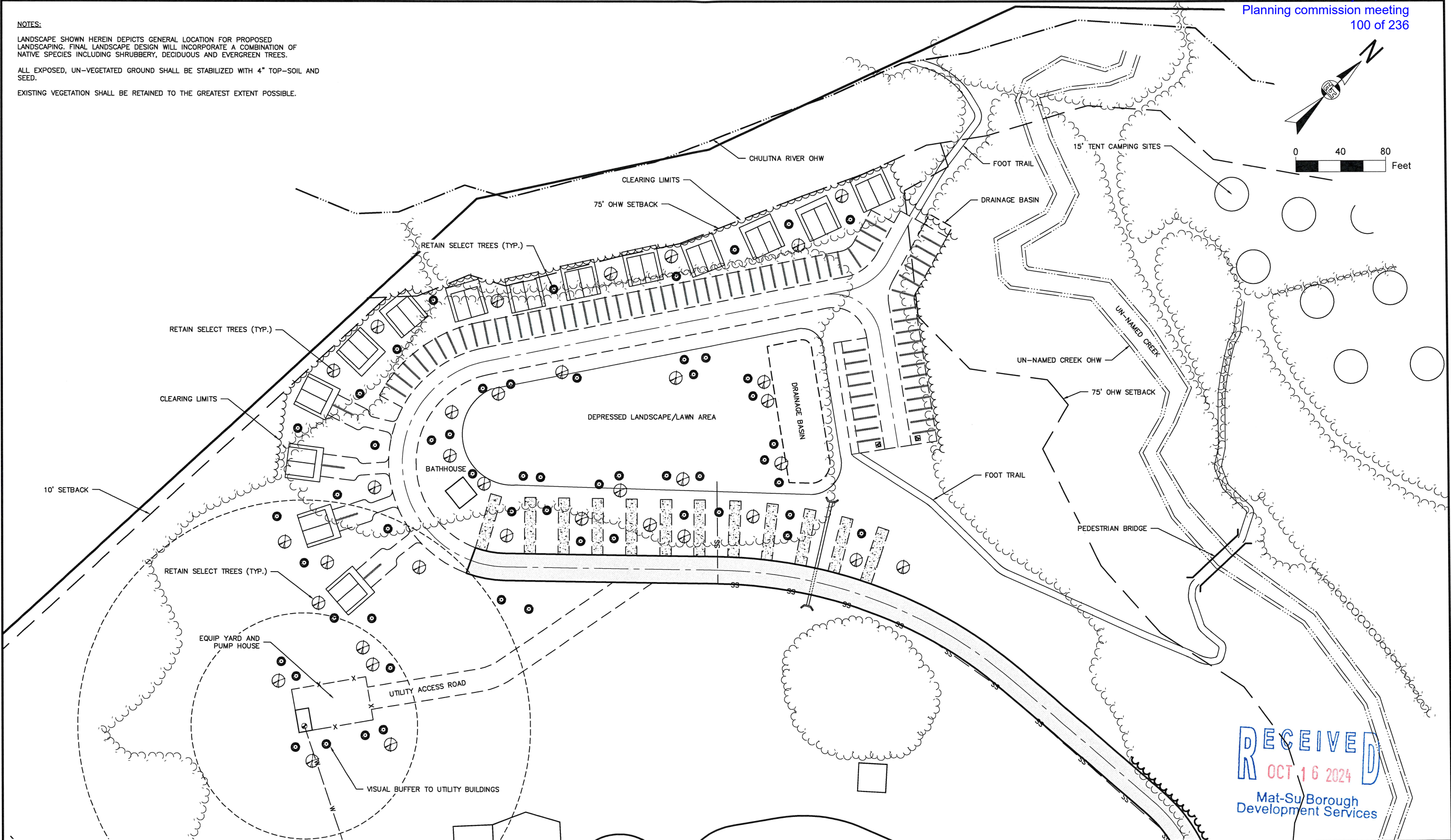
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NOTES:
LANDSCAPE SHOWN HEREIN DEPICTS GENERAL LOCATION FOR PROPOSED LANDSCAPING. FINAL LANDSCAPE DESIGN WILL INCORPORATE A COMBINATION OF NATIVE SPECIES INCLUDING SHRUBBERY, DECIDUOUS AND EVERGREEN TREES.
ALL EXPOSED, UN-VEGETATED GROUND SHALL BE STABILIZED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

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MATANUSKA-SUSITNA, ALASKA

CONCEPTUAL LANDSCAPING PLAN
VIEW 2

HORIZ SCALE:
VERT SCALE:

DATE: 10/16/2024

SHEET 7 OF 10



0 80 160
Feet

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

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

LEGEND:

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

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THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

GRADING & DRAINAGE
PLAN

HORZ SCALE:
VERT SCALE:

DATE: 10/16/2024

SHEET 8 OF 10

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EQUIP YARD AND
PUMP HOUSE

10' SETBACK

CABINS

UN-NAMED CREEK

75' OHW SETBACK

UN-NAMED CREEK OHW

RIPRAP

75' SETBACK

PARKS HIGHWAY

RIPRAP

CONVENIENCE STORE
& GIFT SHOP

75' SETBACK

10' SETBACK

BUILDINGS TO BE DEMOLISHED
IN FUTURE PHASES

FILE W:\WASILLA\FILES\FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG

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0 40 80
Feet

HELIPAD

BUILDINGS TO BE DEMOLISHED
IN FUTURE PHASES

10' SETBACK

75' SETBACK

50' SETBACK
VEGETATION BUFFER

CONVENIENCE STORE
& GIFT SHOP

GAZEBO
25'
25'

55LF 24" CULVERT PIPE W/ END SECTIONS

PARKS
HIGHWAY

75' SETBACK
50' SETBACK
VEGETATION BUFFER

LEGEND:

-- 322 -- EXISTING MAJOR CONTOUR AND LABEL
-- 322 -- EXISTING MINOR CONTOUR AND LABEL
— 322 — PROPOSED MAJOR CONTOUR AND LABEL

— 322 — PROPOSED MINOR CONTOUR AND LABEL
->->-> PROPOSED DITCH LINE
- - - - - PROPOSED GRADE BREAK
->->-> PHASE 1 DITCH LINE

~> DRAINAGE ARROW
~> EXISTING DRAINAGE ARROW
- - - - - EXISTING CREEK
— C — CLEARING LIMITS TO MAINTAIN
EXISTING VEGETATIVE BUFFER

H&C
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THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

ENLARGED GRADING PLAN
VIEW 1

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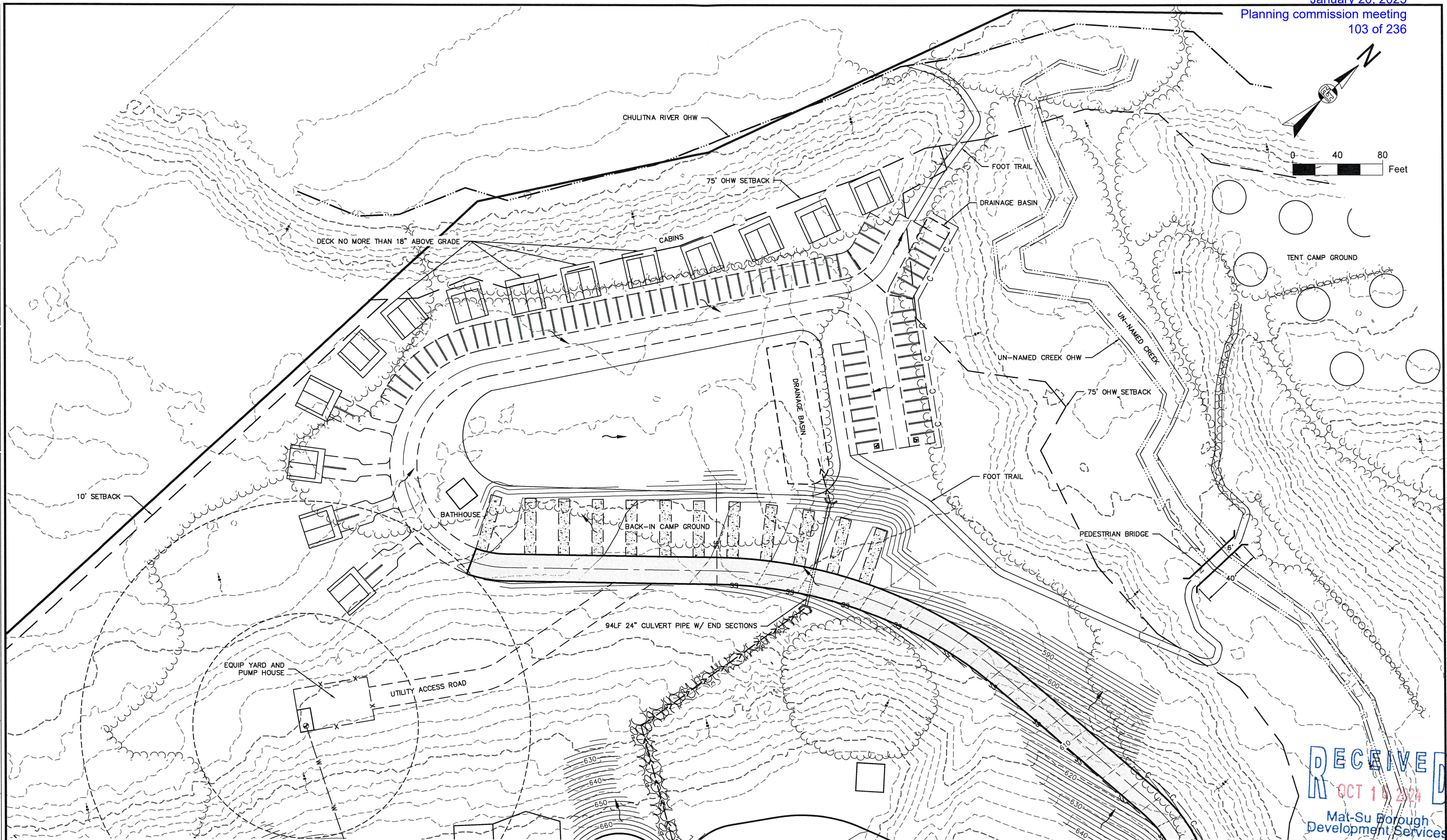
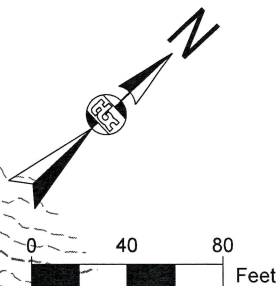
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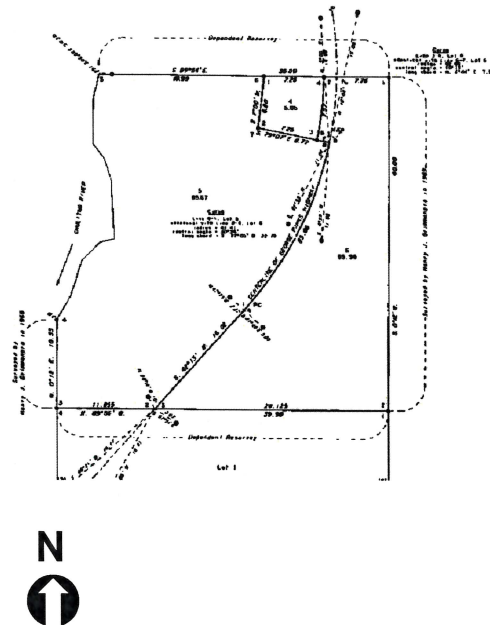
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- | | | | | | |
|-------------|----------------------------------|-----------|----------------------------------|-------|--|
| -- 322 -- | EXISTING MAJOR CONTOUR AND LABEL | — 322 — | PROPOSED MINOR CONTOUR AND LABEL | | DRAINAGE ARROW |
| - - 322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

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			ENLARGED GRADING PLAN VIEW 2	
			HORZ SCALE: VERT SCALE:	DATE: 10/16/2024
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Mail Address: P.O. BOX 13289
TRAPPER CREEK, AK 99683

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

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

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

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

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

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

CIVIL ENGINEER:
THE BOUTET COMPANY INC.
1508 E. BOGARD ROAD UNIT #7
WASILLA, ALASKA 99654
ATTN: TIM ALLEY, P.E. PE
TEL 907.351.6160 FAX 907.351.6750

PROJECT DESIGNER/COORDINATOR:
UEL DEVELOPMENT CORP
973 E. BADILLO ST, STE B
COVINA, CA 91724
ATTN: YOLANDA DOYEN
TEL: 626.818.3965
EMAIL: YDOYEN15@GMAIL.COM

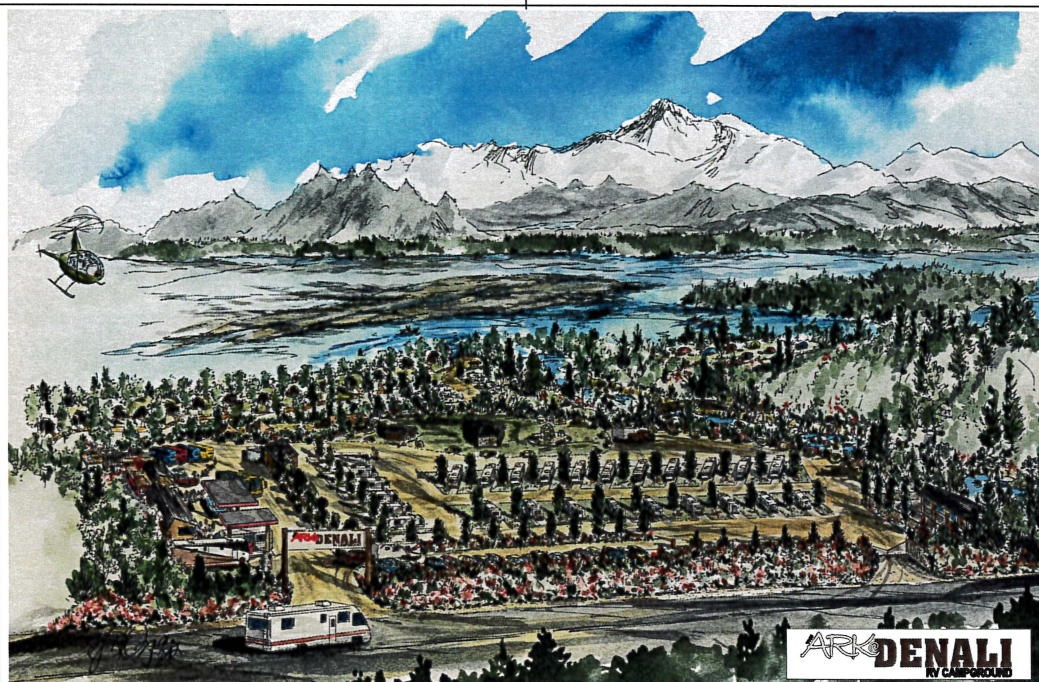
GENERAL CONTRACTOR:
FIRST COLONY DEVELOPERS LLC
ATTEN: BRETT WALKER
TEL: 907-606-0041
EMAIL: BRETTWALKER@PROTONMAIL.COM

DRAWING SHEET INDEX

ASSESSOR'S PARCEL MAP SCALE NONE

PARCEL PROFILE

CONSULTANTS



SCOPE OF WORK: PHASE 1

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

PROJECT SCOPE OF WORK

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

PROPERTY OWNER:

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

PROJECT OWNER:

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

Property Address:

4852 N. Parks Hwy,
Trapper Creek, AK 99683

LEGAL DESCRIPTION:

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

ASSESSOR PARCEL MAP:

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

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

SITE AMENITIES TO INCLUDE:

Tour Bus Access and Parking
Free Public Viewing Deck & Covered Seating

MAIN BUILDING:

Convenience Store
Gift Store/ Gallery /Workshop Studio
Walk-up Food/Beverage Service
Medic Station
Registration Office = 240 SF
(3) Restrooms and Laundry Facilities = 600 SF EACH
(38) RV Full hook-ups RENTALS
(11) Overnight Tenting RENTALS
(17) Day Picnic Area RENTALS
(14) River Cabins (Duplexes)
Dedicated Lawn Area for Large Group = 1 ½ ACRE
Gatherings/RENTALS (Church/Corporate/Weddings, etc)
Boat Launch and River Access
HELIPAD and Check-in Lounge = 192 SF
Above ground Fuel Tank for Helicopters

MAIN BUILDING:

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

SECOND STORY OFFICE/OWNER DWELLING = 1,450 SF

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

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

PROJECT DATA

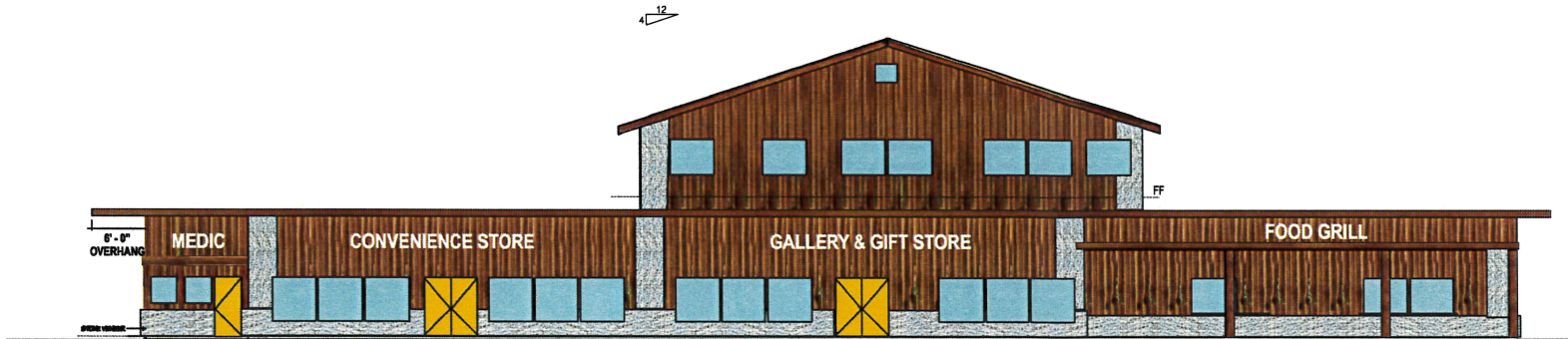
THE ARK@DENALI PROPOSED RV RESORT CAMPGROUND 4852 N. PARKS HIGHWAY, MM 135.5 TRAPPER CREEK, AK 99683		GC lic# 936427 DBE, MBE, WBE #47664 BAJBE BP # 5030336 email: ydoyen@ueldevcorp.com 973 E. Badillo St, Ste B - Covina, CA 91724 Tel: (626) 296-9991 • Fax: (909) 992-3070		REVISIONS <div> <div>△</div> <div>△</div> <div>△</div> <div>△</div> </div>	
DATE: 4/12/23		UDEL DEVELOPMENT CORP design - general construction planning - development energy upgrade performance			
SHEET TITLE: PROJECT TITLE & DATA SHEET		SUBMITTAL DATES			
SHEET NO: A0.0		OWNER APPROVAL:			
JOB NO: 0820					

January 20, 2025
Planning commission meeting
104 of 236

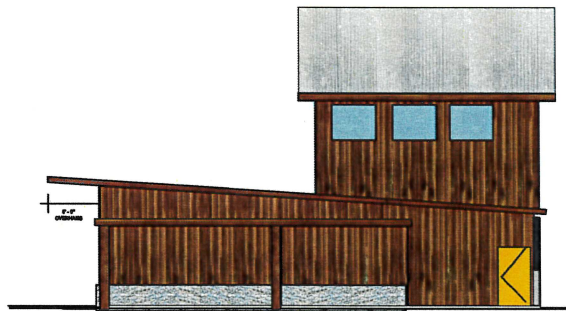
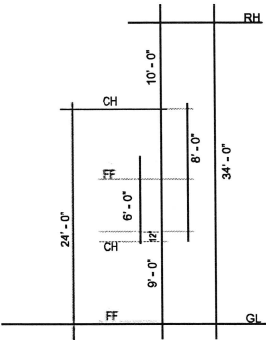
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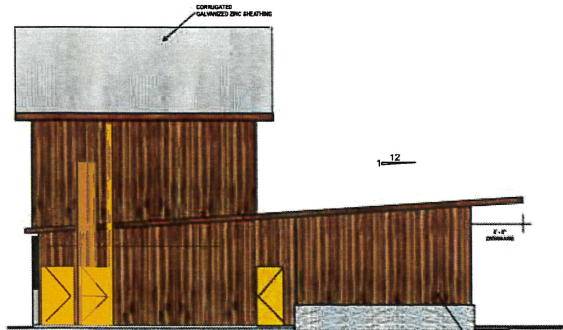
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OCT 16 2024
Mat-Su Borough
Development Services



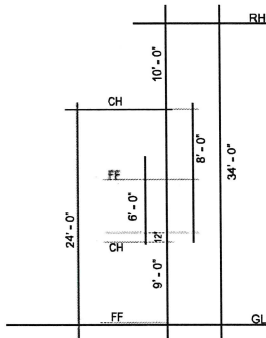
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PROPOSED ELEVATIONS

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

REVISIONS	
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GC Lic# 935427
DBE, MBE, WBE #47664
BA/BE BPI # 5030336
email: ydoyen@veldevcorp.com
973 E. Badillo St, Ste B • Covina, CA 91724
Tel: (626) 296-9991 • Fax: (909) 992-3070

UDEL
DEVELOPMENT CORP
design • general construction
planning • development
energy upgrade performance

SUBMITTAL DATES

OWNER APPROVAL:

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

DATE: 4/12/23

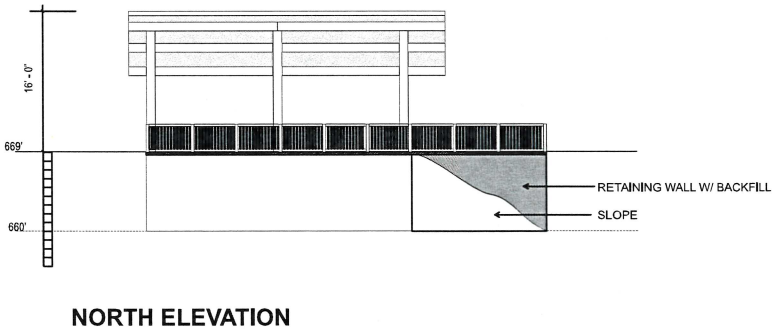
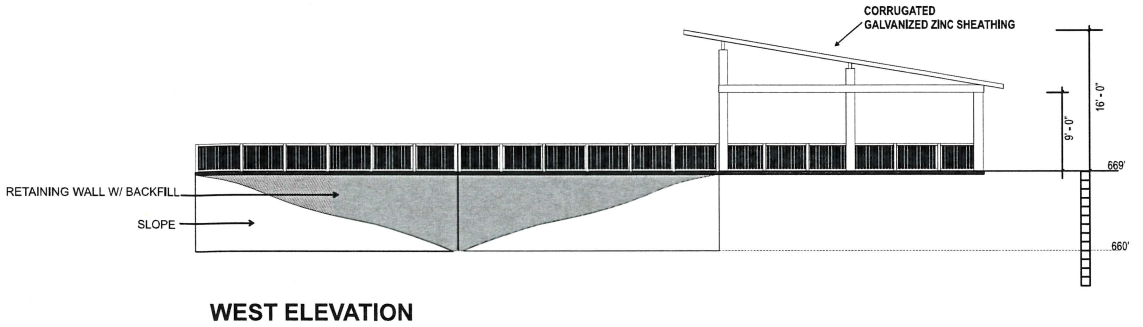
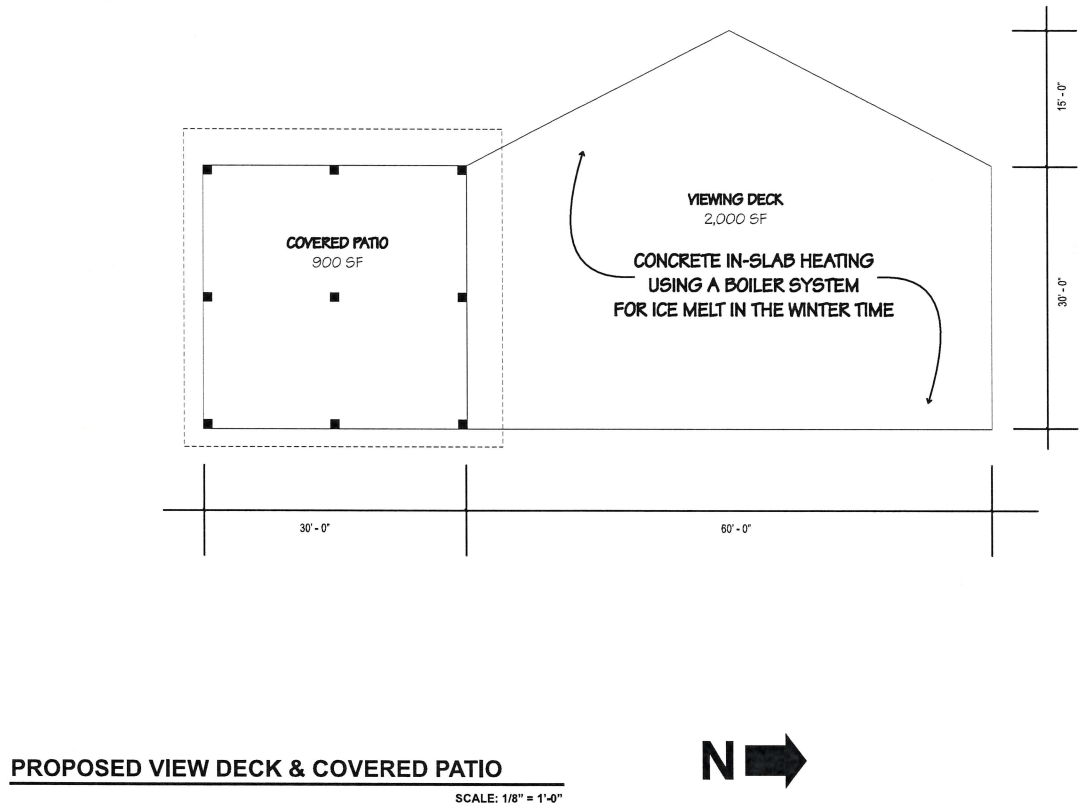
SHEET TITLE:
**PROPOSED
MAIN BUILDING
ELEVATIONS**

SHEET NO:

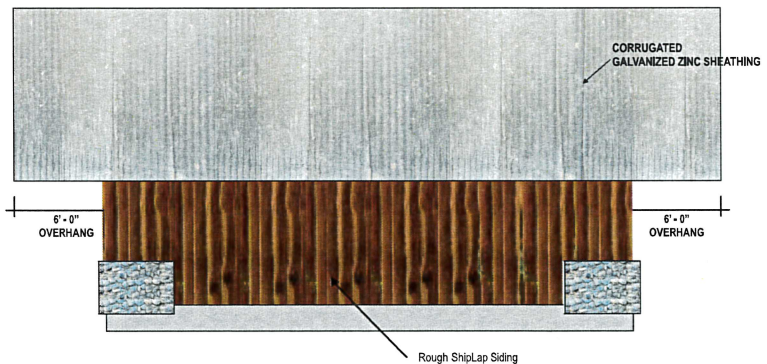
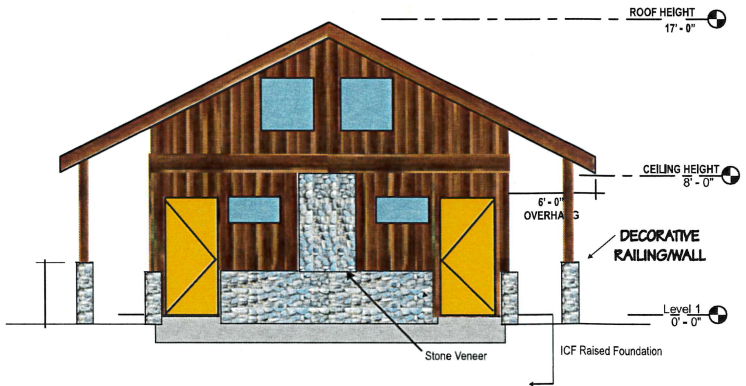
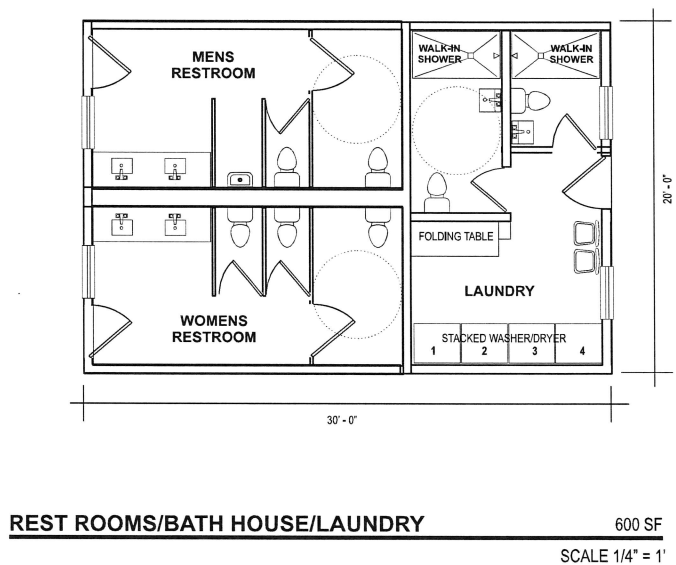
A3.0

JOB NO: 0820

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



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

REVISIONS		

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BA/BE BPI # 5030336
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973 E. Badillo St, Ste B • Covina, CA 91724
Tel: (626) 296-9991 • Fax: (909) 992-3070

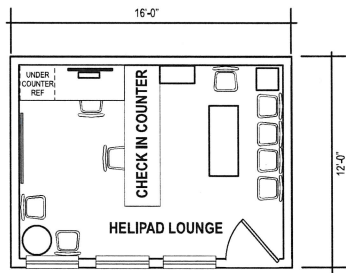
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planning, development
energy upgrade performance

SUBMITTAL DATES
OWNER APPROVAL:

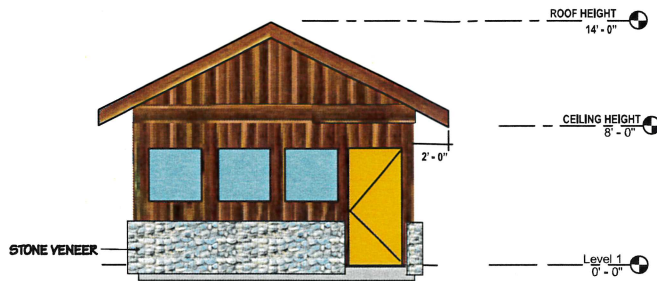
THE ARK@DENALI
PROPOSED RV RESORT CAMPGROUND
4852 N. PARKS HIGHWAY, MM 135.5
TRAPPER CREEK, AK 99683

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

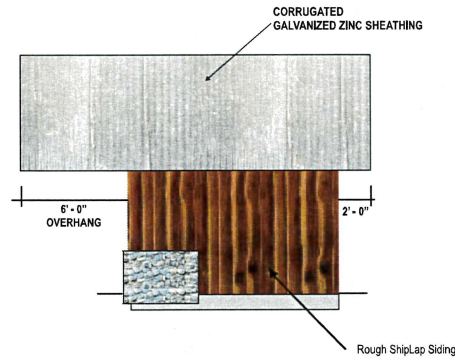
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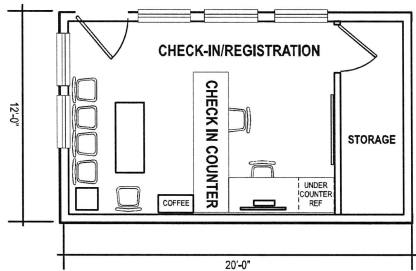
HELIPAD CHECK-IN/LOUNGE 192 SF
SCALE 1/4" = 1'



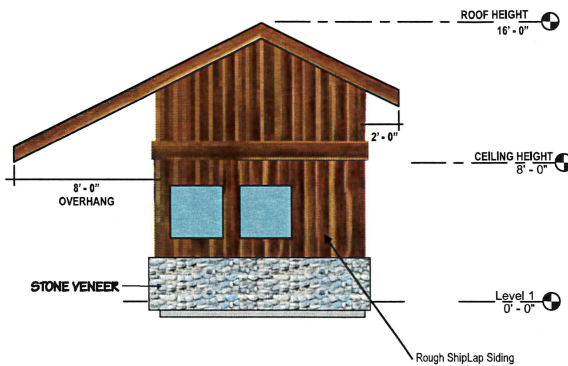
WEST ELEVATION



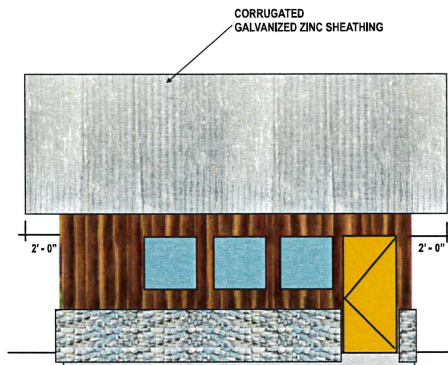
SOUTH ELEVATION



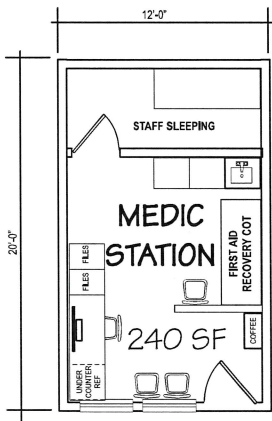
RV/CAMPGROUND REGISTRATION OFFICE 240 SF
SCALE 1/4" = 1'



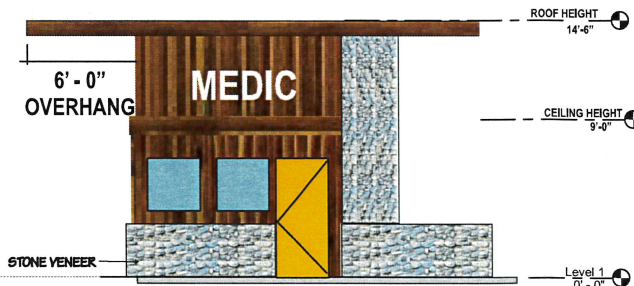
WEST ELEVATION



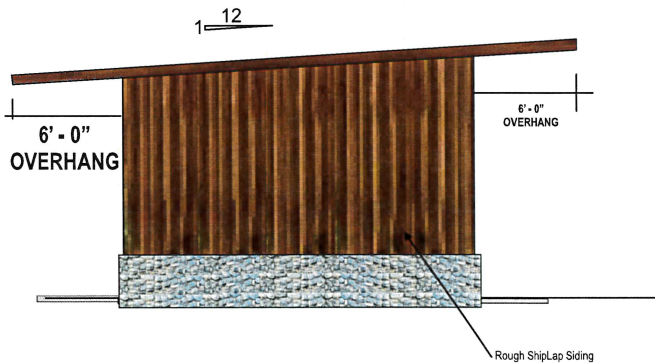
NORTH ELEVATION



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



NORTH ELEVATION



EAST ELEVATION

REVISIONS		
	△	
	△	
	△	

GC lic# 936427
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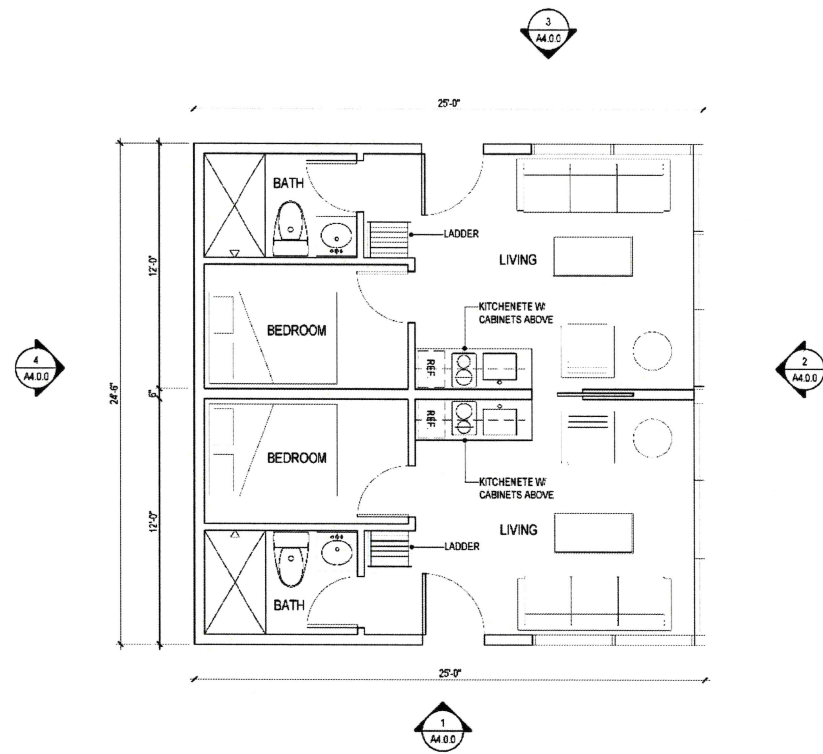
SUBMITTAL DATES
OWNER APPROVAL:

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

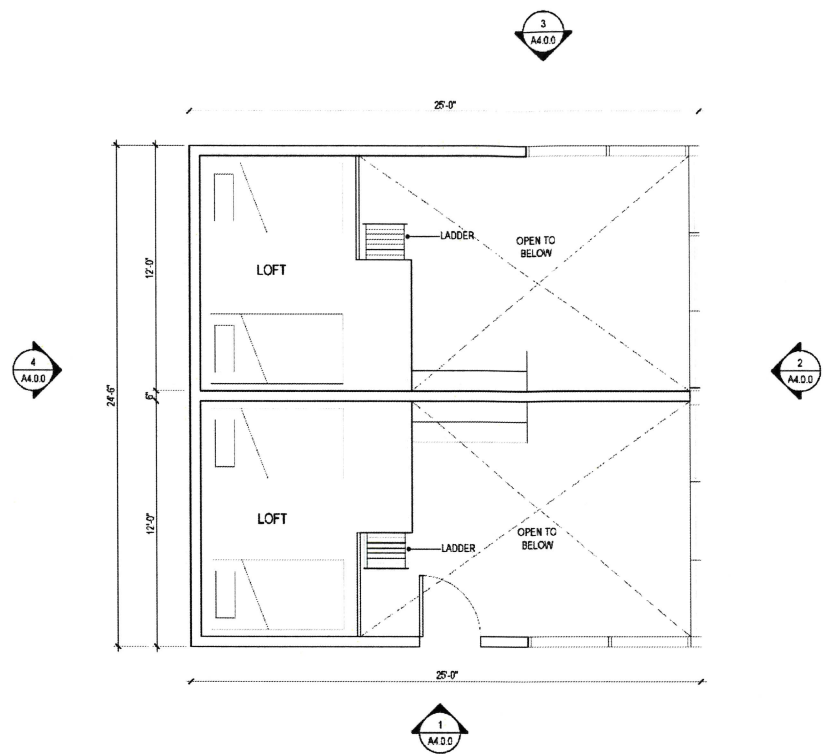
DATE: 4/12/23
SHEET TITLE:
STRUCTURES
&
ELEVATIONS
SHEET NO:
A4.2
JOB NO: 0820

Mat-Su Borough
Development Services

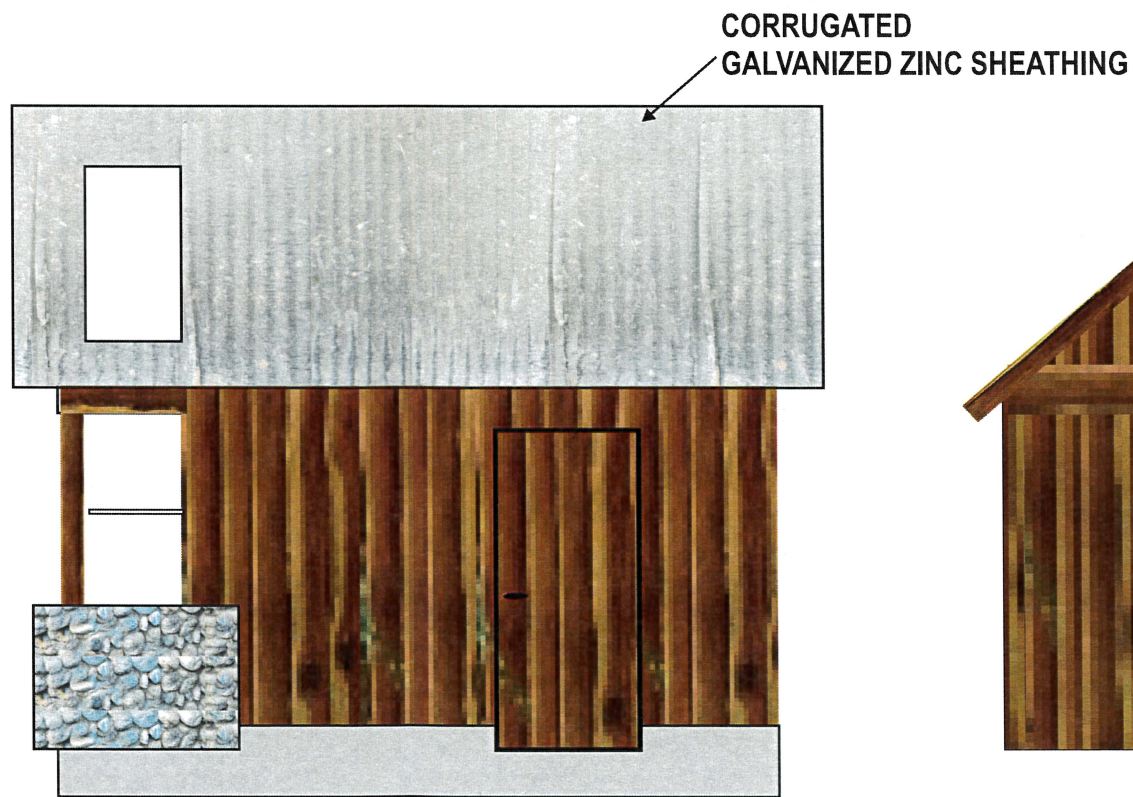
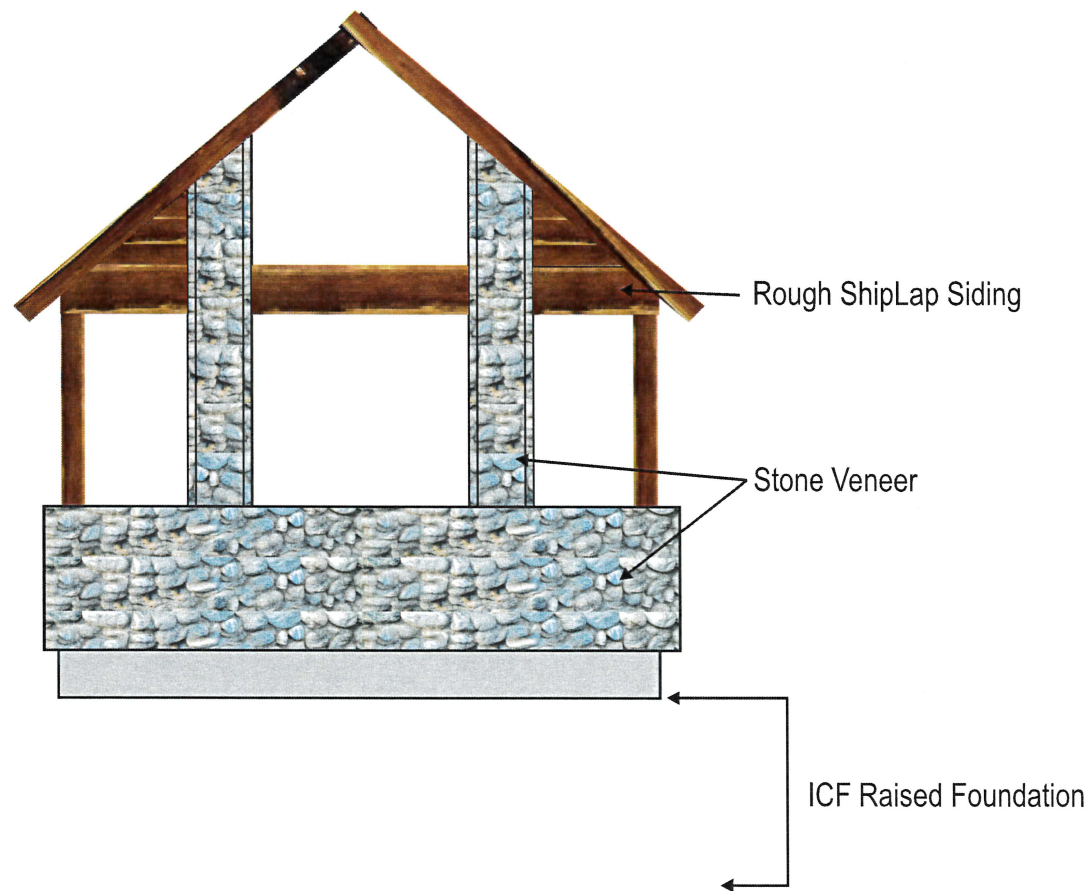
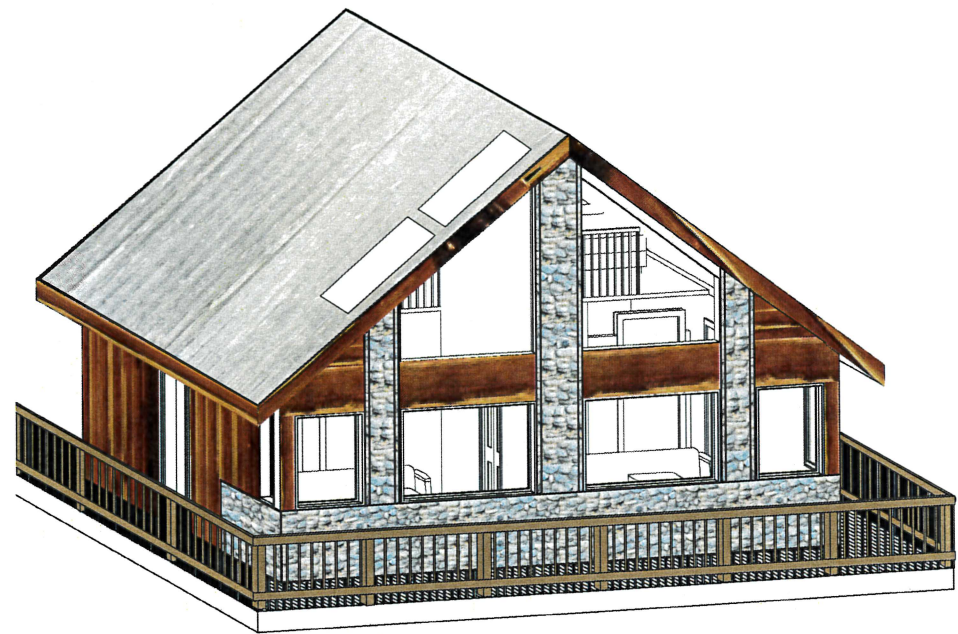
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5 FIRST FLOOR PLAN - CABIN "TYPE A"
SCALE: 1/4"=1'-0"



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



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OCT 16 2024
Mat-Su Borough
Development Services

REVISIONS			
	Δ	Δ	Δ

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

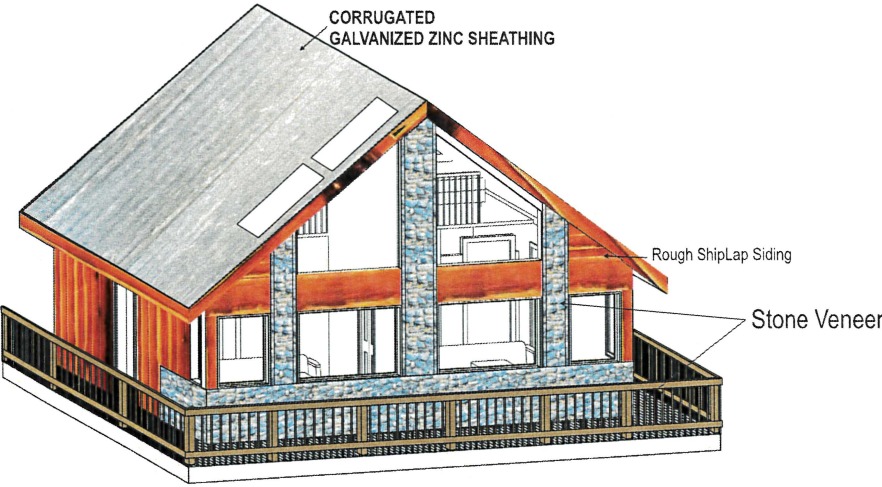
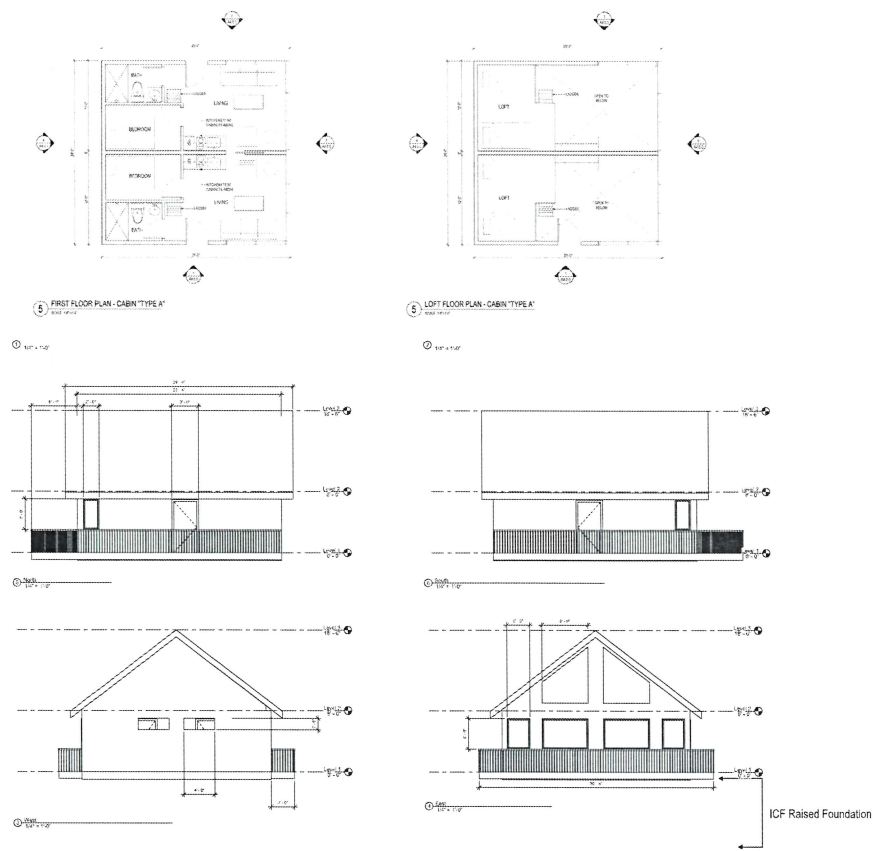
UEL
development corp
design - general construction
planning - development
energy upgrade performance

SUBMITTAL DATES
OWNER APPROVAL:

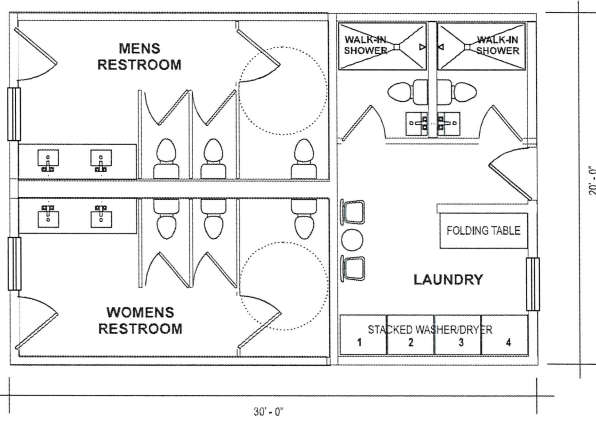
DATE:
SHEET TITLE:
PROPOSED
PLAN UNITS

SHEET NO:
A-C

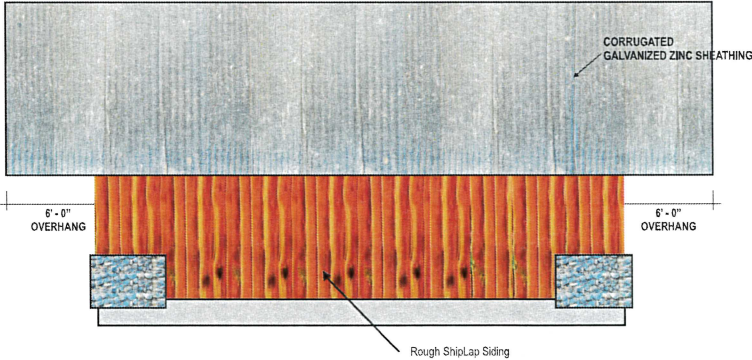
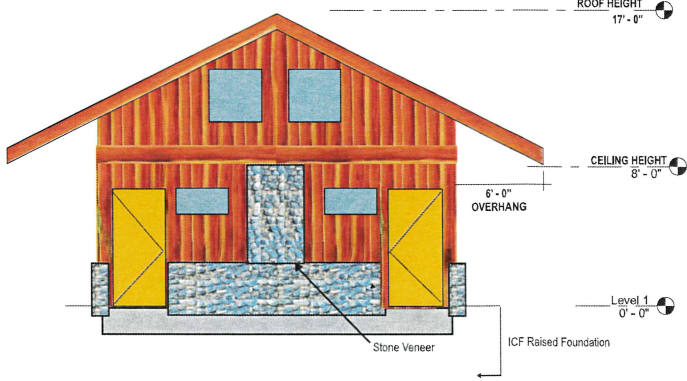
JOB NO:



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



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



ADDRESS _____

PROJECT
4852 PARKS HWY

MT. DENALI TRAILER PARK &
CAMP SITE DEVELOPMENT.

4852 PARKS HWY
WILLOW, AK 99683

DATE: 01.08.2021

REVISION/ISSUE DATE

NOTES:

1. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF ZT ARCHITECTURE AND LAND DEVELOPMENT AND IS NOT TO BE USED OR DISCLOSED IN WHOLE OR IN PART, EXCEPT IN ACCORDANCE WITH A CONTRACT, LICENSE OR AGREEMENT IN WRITING WITH ZT ARCHITECTURE.

2. DO NOT SCALE. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

3. DO NOT DUPLICATE.

SCHEMATIC DESIGN

DESIGN BY: _____

SHEET TITLE
CABIN TYPE "A"

TYPICAL BATH HOUSE

SCALE: AS NOTED

SHEET NO.

A5.0.1

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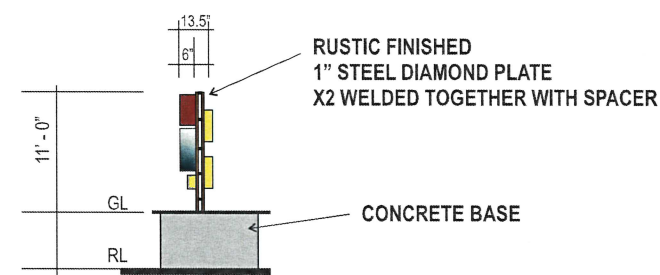


PROPOSED LOCATION OF FRONT SIGNAGE

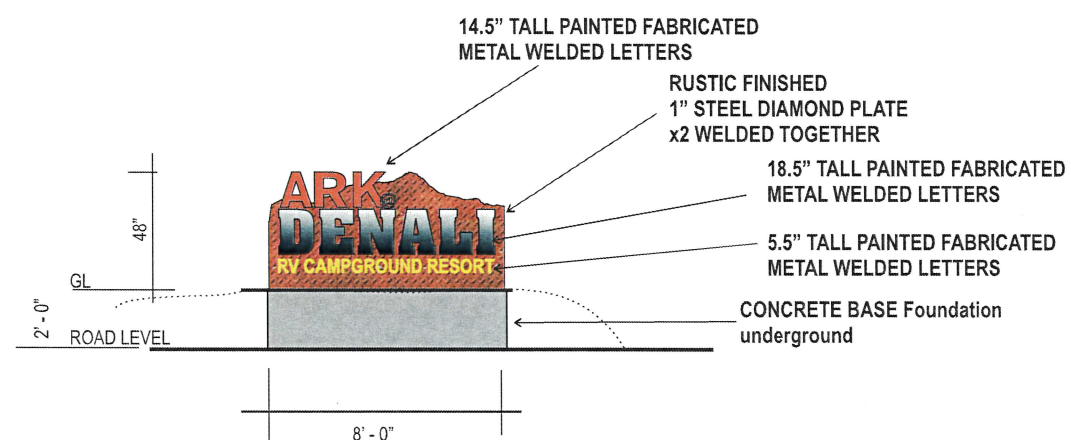
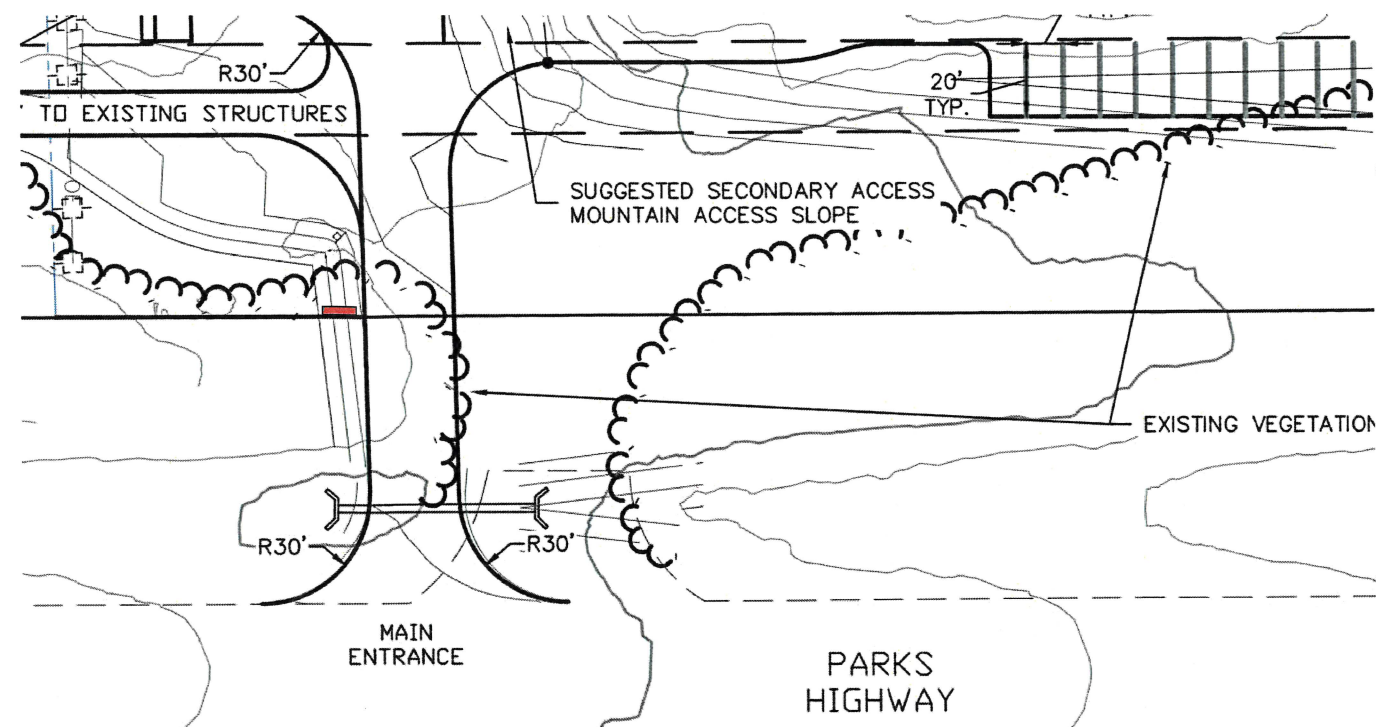
MONUMENT FRONT ENTRY SIGNAGE

MM 135.5 GEORGE PARKS HWY

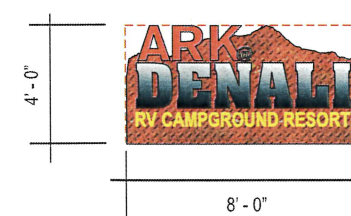
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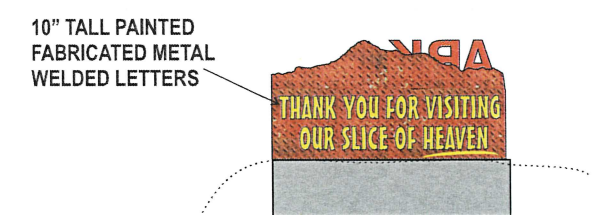
SIDE ELEVATION



FRONT ELEVATION



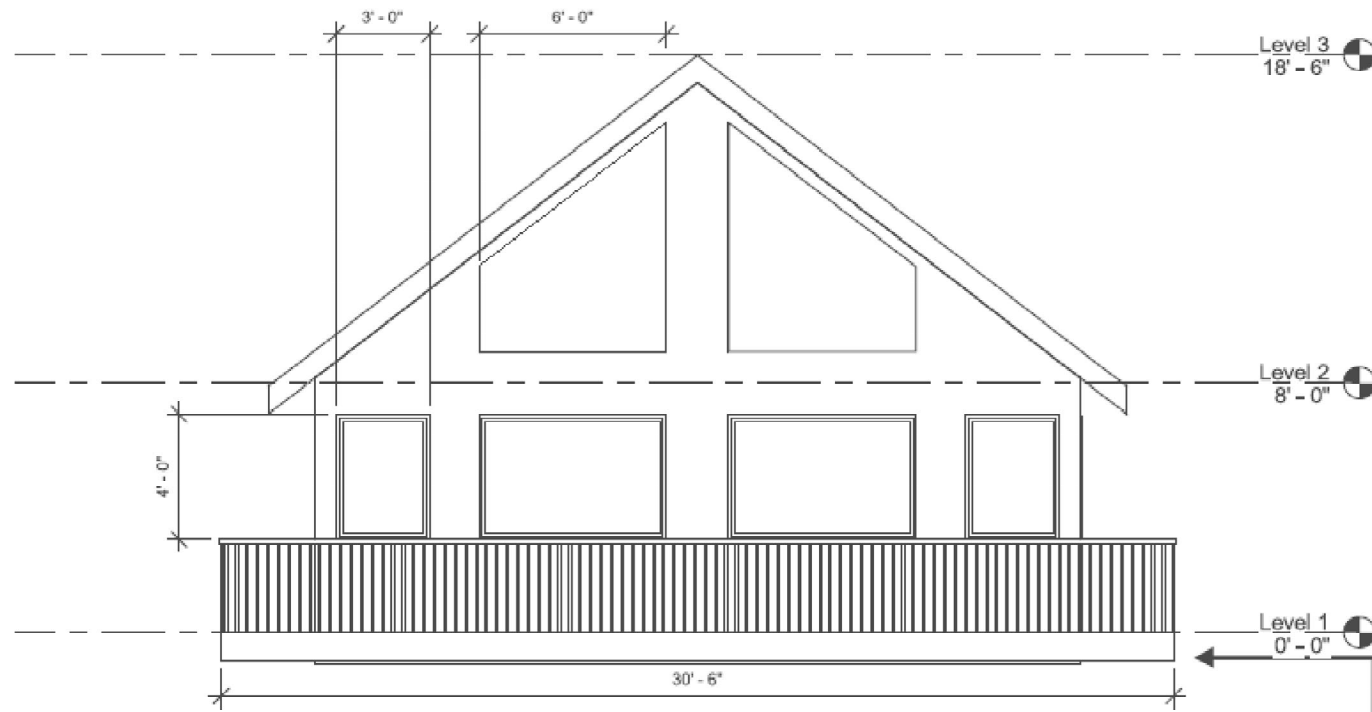
SIGNAGE = 32SF
Compliance with Denali SPUD limit of 32SF
MSB 17.17.030(B)(45)



REAR/EXIT ELEVATION

MONUMENT FRONT ENTRY SIGNAGE

⑥ South
1/4" = 1'-0"



④ East
1/4" = 1'-0"

CORRESPONDENCE



MATANUSKA-SUSITNA BOROUGH

January 20, 2025
Planning commission meeting
115 of 236

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

December 27, 2023

Timothy Alley, PE
The Boutet Company, Inc
1508 E Bogard Road #7
Wasilla AK 99654

SUBJECT: Multifamily Permit Application – Request for Required Information

LOCATION: 4852 N Parks Highway, Tax ID# U04998000L002

Borough staff has reviewed the application material submitted on December 11, 2023, for a commercial campground and recreational vehicle park under MSB 17.17 on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request:

1. MSB 17.17.030(A)(52) allows the lease or rental of spaces for travel trailer parks for up to 30 days.
 - a. Include this time restriction in your narrative.
2. MSB 17.17.110 states no structure shall be built within 75 feet of Parks Hwy.
 - a. The septic tank is considered a structure as defined in MSB 17.55. The septic tank must be removed from the 75' structural setback.
3. MSB 17.17. 120 requires a natural vegetation buffer to be maintained for a minimum of 50 feet from the right-of-way of the George Parks Highway.
 - a. Show the buffer on the site plan.
 - b. Describe what will be within this area in the narrative.
 - c. Installation of the septic system, dump station, internal roads, and parking would disrupt the natural vegetation buffer.
4. Include all visual screening on the site plan. Include any screening measures from the river side and the Parks Highway side.
5. Describe measures to protect the riparian areas, preserve habitat, minimize degradation of upland habitat adjacent to the Chulitna River and the stream that flows through the property, and preserve water quality.
6. Show and describe any garbage collection areas. Describe refuse collection and management in the narrative.
7. Provide a drainage plan as required in MSB 17.17.150(B)(3).
8. Provide topographic contours for clarity.
9. Sheet A4.3, describing the river cabin duplexes, was left out of the application package.
 - a. Provide these plans.
10. Provide the hours and days of the week of operation.
11. Will the RV campground be seasonal?
 - a. Provide proposed times of year when each separate facility will be open.

12. Prohibited acts and exemptions relating to noise, amplified sound, and vibration are listed within MSB 8.52.
 - a. Are any outdoor events planned? Will there be amplified sound within the RV campground?
 - b. Discuss sound and noise mitigation measures in your narrative.
13. Signage is marked N/A on the application. MSB 17.17.030(A)(45-48), 17.17.110, and 17.17.130 provide information on signage within the Denali State Park Special Land Use District.
 - a. Provide the location, dimensions, and description of any existing or proposed signage intended to direct attention to the business and which can be read from a public right-of-way.
14. Parking
 - a. Parking at the gravel boat ramp does not consider vehicles with trailers.
 - b. There are 17 tent spaces, but only ten parking spaces on the lane to the tent camping area.
 - c. Suggest including ADA parking spaces at various locations within the property.
15. Does the campground include fire pits? MSB 8.75.050 provides general restrictions on open burning.
16. Provide additional information concerning the bridge's construction to the tent spaces.
17. The narrative should address items 1 through 4 within MSB 17.17.180.
18. Notes on the TBC Sheets include references to Anchorage Municipality standards and specifications. This property is within the Matanuska-Susitna Borough.
19. The narrative stated that much of the site is connected with ADA-compliant sidewalks, but these were not shown on the plans other than access to the viewing deck from the convenience store.
 - a. Perhaps rewording this sentence would suffice for clarity.
20. A new CUP would be required if any additional phases are developed and these improvements are not included in the application.

If you would like to review these code requirements, please call, and we can schedule a time. Once an application has been determined to be complete, staff will begin processing your request. Should you have any questions or require additional information, please contact me at the above mailing address, phone: 861-7862, or email: peggy.horton@matsugov.us.

Respectfully,

Peggy Horton

Peggy Horton
Current Planner
Matanuska-Susitna Borough

From: ydoyen@arkdenali.com
To: [Peggy Horton](#)
Subject: Re: CUP for 4852 N. Parks Highway
Date: Tuesday, June 25, 2024 3:37:33 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you Peggy,

I can only continue doing my best... the Lord will have to do the rest.
Thank you.. I pray that the information is complete. I can only ask at
this time for your help in the matter. It was neither one of our fault..
just trying at this point to save my project.

Blessings again
Yolanda

On 2024-06-25 18:26, Peggy Horton wrote:

> Hello,
> I informed Mr. Alley that I had committed to reviewing the updated
> application information by 6/27/24. I'll do my best to have something
> for you tomorrow, but I can't guarantee that a public hearing will be
> scheduled. I just want to make it clear that I'll be reviewing the
> materials submitted on June 20, 2024, and determining if the
> application is complete.
>
> Respectfully,
>
> Peggy Horton
> Current Planner
> Matanuska-Susitna Borough
> 350 E. Dahlia Avenue
> Palmer AK 99645
> 907-861-7862
>
>
>
> -----Original Message-----
> From: ydoyen@arkdenali.com <ydoyen@arkdenali.com>
> Sent: Tuesday, June 25, 2024 3:07 PM
> To: Peggy Horton <Peggy.Horton@matsugov.us>
> Subject: Re: CUP for 4852 N. Parks Highway
>
> [EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or
> links.]
>
> Good Afternoon again Peggy,
>
> I just got a call from my Investors. That if I dont provide something
> substantial by tomorrow they are going to start filing to pull the plug
> on this project.
>
> The ONLY thing substantial at this point are these 2 correspondences...
> so your letter is so very important to me.. so I can show them
> performance and that we are moving forward and have not stopped.

>
> I know you are very busy.. but Would you please take this urgent
> request into consideration and help me put this project on schedule and
> send me a letter back and maybe put the part that we can start moving
> dirt like what you said in the email to Tim
>
> Thanks and Blessings
> Yolanda
>
>
> On 2024-06-25 15:58, ydoyen@arkdenali.com wrote:
>> Good Afternoon Peggy,
>> I heard back from Tim and he informed me that he did personally go in
>> and submit last week... Praise God!!
>>
>> He said that you would be sending the letter for my investors to say
>> that it was received and calendared for Planning Commission with the
>> scheduled date...
>> Thank you again and again... that would be marvelous!!
>>
>> Much thanks and blessings
>> Yolanda
>>
>>
>> On 2024-06-18 13:33, Peggy Horton wrote:
>>> Hello,
>>> It was nice to talk with you today. I've attached the Request for
>>> Additional Information (RAI) that I sent Tim Alley back in December
>>> 2023. Please look this over and make sure that what you're sending me
>>> will resolve these issues. Call me with any questions.
>>>
>>> Also, the application fee needs to be paid before I can review the
>>> next submittal items. You can pay electronically by going to our
>>> website,
>>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.matsugov.us&c=E,1,Gj4kai3JOBOHVDMcjhLwJ6fvUa4KBdMtC_1W3egvJJYYfe8v-RNKHvHrhBgJCPPRiQqCQ90Iev0zkDwsNSLG_UIZ4uw-ewOkPQXuJuDzoj8riP4b&typo=1, and clicking
>>> on Online Payments, then scrolling down to Other Permits and entering
>>> your information. The permit number for this project is 10248, and
>>> the fee is \$1,500.00. If you wish, you can send me a check in the
>>> mail at the address below.
>>>
>>> Respectfully,
>>> Peggy Horton
>>> Current Planner
>>> Matanuska-Susitna Borough
>>> 350 E. Dahlia Avenue
>>> Palmer AK 99645
>>> 907-861-7862
>>>
>>>
>>>
>>>
>>> -----Original Message-----
>>> From: ydoyen@arkdenali.com <ydoyen@arkdenali.com>
>>> Sent: Monday, June 17, 2024 10:08 AM
>>> To: Peggy Horton <Peggy.Horton@matsugov.us>

>>> Subject: CUP for 4852 N. Parks Highway
>>>
>>> [EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or
>>> links.]
>>>
>>> Good Morning Peggy,
>>>
>>> Hope all is well.
>>> I left you a messgae as well on your VM regarding my Project at 4852
>>> N.
>>> Parks Hwy. within the Denali State Park. The ARK@Denali RV Resort &
>>> Healing Retreat
>>>
>>> I am following up to ask you personally for help... regarding the
>>> status of the CUP Application that was submitted a year ago.
>>>
>>> The Civil Engineering firm The Boutet Company, Inc. the engineers
>>> name of contact is Tim Alley, PE.. has been handling this
>>> application...
>>> but their follow up is not very good as they are busy and they are
>>> Engineers... it is what it is...
>>>
>>> and everyone is blaming the Borough for being slow... :o(Its easy to
>>> blame someone else.. I get it... but I have a serious timeline now to
>>> fulfill by 6/27 ... or there will be NO Project. I must be able to
>>> show to my investors and Financial Institution.. that the CUP has
>>> been approved.
>>>
>>> We need to start construction ASAP and finalize the financing now
>>> that it is the Building season.. and cant seem to get a started.
>>>
>>> Can you PLEASE PLEASE help me to follow up with this application and
>>> where it stands today.
>>> We were supposed to have sent in the final comments and edits to the
>>> plans requested on May 1st
>>>
>>> Thank you and Bless you
>>> Yolanda
>>> 626.818.3965

From: [Peggy Horton](#)
To: ydney@arkdenali.com; [Tim Alley \(talley@tbcak.com\)](mailto:talley@tbcak.com)
Subject: Ark @ Denali RV Resort Campground
Date: Wednesday, June 26, 2024 5:00:00 PM
Attachments: [Anadromous Waters Atlas 29N05W16.png](#)
[image001.png](#)

Good afternoon,

I don't have an itemized list prepared for you at the moment, but I can confirm that the Denali State Park Special Land Use District CUP application is nearing completion.

A few things need to be refined further, including the drainage plan, signage, and road plans. These updates and permitting from other agencies may be necessary for the Planning Commission to see that public health, safety, and welfare are protected. I suggest adding the Alaska Fish and Game to the list of agencies that may require permitting for this development. I have also attached evidence showing that the stream running through the property is anadromous.

I will have an itemized list of questions or comments on the application submittal items; I just wasn't able to complete it today. I hope to have it to you by the end of the week. Once the application is deemed complete, staff will schedule a public hearing for 8-10 weeks out.

For your information, reading the Denali State Park Management Plan confirmed that there is definitely a demand for this kind of development.

Respectfully,

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862



From: [Peggy Horton](#)
To: ydoyen@arkdenali.com; [Tim Alley \(talley@tbcak.com\)](mailto:Tim Alley (talley@tbcak.com))
Subject: RE: Ark @ Denali RV Resort Campground
Date: Thursday, June 27, 2024 11:54:00 AM
Attachments: [RFAI 6-27-24.pdf](#)
[image001.png](#)

Good Morning,

I finalized the itemized list this morning. Please see the attached request for additional information.

Respectfully,

eggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Peggy Horton
Sent: Wednesday, June 26, 2024 5:00 PM
To: ydoyen@arkdenali.com; Tim Alley (talley@tbcak.com) <talley@tbcak.com>
Subject: Ark @ Denali RV Resort Campground

Good afternoon,

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For your information, reading the Denali State Park Management Plan confirmed that there is definitely a demand for this kind of development.



MATANUSKA-SUSITNA BOROUGH

January 20, 2025
Planning commission meeting
122 of 236

Planning and Land Use Department Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

June 27, 2024

Timothy Alley, PE
The Boutet Company, Inc
1508 E Bogard Road #7
Wasilla AK 99654

SUBJECT: Multifamily Permit Application – Request for Required Information
LOCATION: 4852 N Parks Highway, Tax ID# U04998000L002

Borough staff has reviewed the application material submitted on December 11, 2023, and June 20, 2024, for a commercial campground and recreational vehicle park under MSB 17.17 on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request:

1. Provide the operating hours for helicopter rides, as well as details about the seasons when the rides are available. Include information about fuel storage, spill plans, safety measures, the maximum number of helicopters flying at any given time, and confirmation of compliance with FAA and Alaska State Parks commercial use permit regulations.
2. The northern property lines are not shown on any of the site plans.
 - a. Provide a site plan that shows the proposed development in relation to the entire parcel's property lines.
3. The 75' setback to the Chulitna River and the stream running through the property should be shown on the site plans where other setbacks are shown.
4. The drainage plan needs to be refined to show the current conditions and clearly illustrate the future drainage patterns and facilities.
 - a. Provide a determination that the existing creek and river can handle the additional runoff.
5. The stream running through the property and the Chulitna River appear on the state's Anadromous Waters Atlas as anadromous. See the attached screenshot.
 - a. MSB 17.17.030 defines Buffer as "a means of protection against negative impacts which provides a physical separation or barrier."
 - i. Show proposed buffers to protect the existing water bodies.
6. Provide confirmation the operation's signage will comply with MSB 17.17.130, Signs.
 - a. Portable, mounted on top of buildings, flashing, rotating, animated, intermittent lighted signs are prohibited. No sign shall exceed 32 square feet in area.

7. Suggestions for your list of possible permits required for this development:

- a. Alaska State Park Commercial Use Permit
- b. Fish and Game Permit for the proposed bridge.

Once an application has been determined to be complete, staff will begin processing your request. Should you have any questions or require additional information, please contact me at the above mailing address, phone number 861-7862, or email address peggy.horton@matsugov.us.

Respectfully,

Peggy Horton

Peggy Horton
Current Planner
Matanuska-Susitna Borough

Attachment:
Anadromous Waters Atlas for 29N05W16

From: [Tim Alley](#)
To: [Peggy Horton](#)
Cc: [Yolanda D'Oyen](#); brettwwalker@protonmail.com
Subject: Ark@Denali Conditional Use Application
Date: Thursday, August 22, 2024 4:25:28 PM
Attachments: [Attachments.txt](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

ShareFile Attachments

Expires February 21, 2025

Ark at Denali CUP Narrative 082224.pdf	209.7 KB
Ark at Denali Plans 8-22-24.pdf	16.2 MB

[Download Attachments](#)

Tim Alley uses ShareFile to share documents securely.

Good Afternoon Peggy,

Thank you for your assistance and review of this project. I have revised the attached narrative and plans to address your requests for additional information received June 27, 2024 and December 27, 2023. Please review the attached documents and let me know if you have any further questions or comments. The developer is anxious to get this in front of the commission for approval to achieve this goal for her investors and keep the project moving forward. Please let me know if there is anything I can do to help this process along.

If you could please respond with acknowledgement of receipt it would be greatly appreciated.

Thank you,
Tim

TBC, Inc.

Project Management & Development - Engineering - Surveying - Landscape Architecture

Tim Alley, P.E.
Principal/Vice President

talley@TBCak.com

visit us at www.TBCak.com

The Boutet Company, Inc.

1508 E. Bogard Rd., Unit 7
Wasilla, Alaska 99654

Direct: 907.357.6760

Mobile: 907.830.2821

Main: 907.357.6770

Fax: 907.357.6750

From: [Peggy Horton](#)
To: [Tim Alley \(talley@tbcak.com\)](mailto:talley@tbcak.com)
Subject: Ark @ Denali RV Campground
Date: Thursday, August 29, 2024 2:56:00 PM
Attachments: [Plans w red lines 8-28-24.pdf](#)
[image001.png](#)

Hi Tim,

Here are a few things that need to be resolved prior to a public hearing being scheduled.

1. The proposed sign exceeds the Denali SPUD limit of 32 square feet. Provide a proposed sign that is compliant with the code. MSB 17.17.030(B)(45) defines a sign, in part, as a device that can be read from the public right-of-way.
2. Provide the heights of the proposed split-access cabins and the existing structures already on the property. Within the Denali Special Land Use District, building height is limited to 35 feet above finished grade. Building Height is defined in MSB 17.17.030(B)(9).
3. Several notes on sheet 2 of 8 reference the municipality of Anchorage rules, which could lead reviewers to think the Borough has these rules. The notes listed should be appropriate for the subject property.
4. I've attached some of the plans with red (and blue) lines. There's no meaning in the color; it's just what pen I had in my hand at the time.
5. The first line of the narrative has the developer's name spelled incorrectly.
6. After I get your subsequent updates, I will send the site and drainage plan to PD&E. They may be interested in the unnamed creek bridge design, which would be a matter of public health, safety, and welfare.
7. If the applicant intends to subdivide the property in the future, please read MSB 17.17.100—Lot Area for lot size and shape requirements.

Respectfully,

Peggy Horton

Current Planner

Matanuska-Susitna Borough

350 E. Dahlia Avenue

Palmer AK 99645

907-861-7862



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

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MATANUSKA-SUSITNA BOROUGH STANDARD SPECIFICATIONS, STREETS-DRAINAGE-UTILITIES-PARKS, DATED 2015 HEREAFTER REFERRED TO AS MSB, AS CURRENTLY AMENDED BY THE COW SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.
2. DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 22X34 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.
4. CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH MSB. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE. CONTRACTOR SHALL RECORD SURVEY NOTES AND SUBMIT DAILY TO THE ENGINEER.
5. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS-BUILT PLANS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE PLANS.
6. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
7. CONTRACTOR SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE MUNICIPALITY OF ANCHORAGE (MOA) AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM. *NO SUCH THING HERE*
8. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER TREATMENT PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER MOA STORM WATER TREATMENT PLAN REQUIREMENTS. *ARE YOU DEVELOPING A SUPPP?*
9. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN 24 HOURS AFTER A STORM WATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
10. REFER TO MOA STORM WATER TREATMENT PLAN REQUIREMENTS APPLICABLE FOR THIS PROJECT AND MOA BMP'S HANDBOOK FOR ALL BMP'S TO BE UTILIZED DURING CONSTRUCTION.
11. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN WATER AND SANITARY OR STORM SEWER MAINS AND SERVICES. SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING.
12. MAINTAIN A MINIMUM OF 36-INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF 36-INCHES CANNOT BE MAINTAINED, PROVIDE A MINIMUM OF 4-INCH THICK INSULATION.
13. ALL WATER/SEWER PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION.
14. THE CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRE-CONSTRUCTION CONDITION.
15. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE BID ITEM "CLEARING AND GRUBBING" (OR INCIDENTAL TO THE PROJECT) AND NO SEPARATE PAYMENT SHALL BE MADE.
16. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
17. ALL QUANTITIES SHOWN HEREIN AND PRODUCED BY THE BOUTET COMPANY ARE APPROXIMATE AND USED FOR PERMITTING ONLY. IT SHALL BE THE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSE.

EXCAVATION:

1. ORGANIC MATERIAL SHALL BE REMOVED FROM ALL AREAS RECEIVING STRUCTURAL FILL TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL. UNLESS APPROVED BY THE ENGINEER.
2. CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12-INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D.
3. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOP SOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. IF DETAIL IS PROVIDED FOR SPECIAL AREA, DETAIL SHALL DENOTE FINISH GRADES. PROPOSED CONTOURS REFLECT FINISH GRADE.
4. CUT AND FILL SLOPES SHALL NOT EXCEED SLOPES AS SPECIFIED ON PLAN.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A STORM WATER PREVENTION AND POLLUTION PLAN (SWPPP) IN ACCORDANCE WITH THE MATANUSKA-SUSITNA BOROUGH STANDARD SPECIFICATIONS (MSB) 2015, SECTION 20.02. *DOESN'T DEC OVERSEE SWPPP'S?*

STEM NOTES:

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

1. ALL MATERIALS WITHIN DIRECT CONTACT WITH WATER SHALL BE LOW LEAD AND NSF 61 CERTIFIED.
2. ALL DISINFECTION AND TREATMENT CHEMICALS SHALL BE NSF 60 CERTIFIED.
3. PHASE 1 ESTIMATED PEAK INSTANTANEOUS DEMAND (PID): 188 GPM
4. WELL:
4.1. DEPTH: 100' DEPTH (ESTIMATED)
4.2. CASING: 8" A53B STEEL WITH 10' MIN SLOTTED SCREEN
4.3. YIELD: 50 GPM (ESTIMATED)
4.4. GROUTING: BENTONITE GROUT REQUIRED 10' MIN CONTIGUES WITHIN FIRST 20' FROM SURFACE
4.5. PITLESS ADAPTER: 2" AT 10' MIN BELOW FINAL GRADE
4.6. PUMP: RATED FOR MIN 50 GPM AT 150 FT HEAD. ASSUMING 20 PSI SERVICE PRESSURE AT PUMPHOUSE.
4.7. TESTING: DISINFECT WELL PER AWWA C654 PRIOR TO OPERATION. PROVIDE COMPREHENSIVE WATER PANEL TESTING AS REQUIRED BY ADEC.
5. WELL TO PUMPHOUSE WATER MAIN:
5.1. MATERIAL: 2" HDPE SDR 11 PE 4710
5.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER 2015 MASS DIVISION 60.
5.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER 2015 MASS DIVISION 60. SAMPLE FOR BACTERIA PER MASS DIVISION 60.
6. WATER DISTRIBUTION LINE:
6.1. MATERIAL: 4" HDPE SDR 11 PE 4710
6.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER 2015 MASS DIVISION 60.
6.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER 2015 MASS DIVISION 60. SAMPLE FOR BACTERIA PER MASS DIVISION 60.
7. WATER SERVICE LINES:
7.1. MATERIAL: RV CAMPGROUND HOOKUPS: 1" HDPE SDR 11 PE 4710
CONVENIENCE STORE: 2" HDPE SDR 11 PE 4710
BATHHOUSE: 2" HDPE SDR 11 PE 4710
7.2. INSTALLATION: BURY 10' MINIMUM DEPTH TO TOP OF PIPE PER 2015 MASS DIVISION 60.
7.3. TESTING: FLUSH, CHLORINATE AND PRESSURE TEST PER 2015 MASS DIVISION 60. SAMPLE FOR BACTERIA PER MASS DIVISION 60.
8. STORAGE:
8.1. MATERIAL: 3,000 GALLON HDPE NSF 61 CERTIFIED
8.2. SIZE: MINIMUM STORAGE IS EQUAL TO THE DIFFERENCE OF THE SYSTEM PEAK INSTANTANEOUS DEMAND (PID) FLOW AND WELL OUTPUT FLOW FOR 20 MINUTES (PID GPM - W GPM) x 20 MINUTES = 2,760 GALLONS
EQUAL TO THE PID AT PRESSURE REQUIRED TO PROVIDE 20 PSI AT FURTHEST FIXTURE. DISTRIBUTION PUMP RATED FOR 188 GPM AT 145 FT HD CONTROLLED BY VARIABLE FREQUENCY DEVICE (VFD)
- 8.3. PUMP: *NECESSARY?*

WASTEWATER SYSTEM NOTES:

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

1. DESIGN FLOW:
RV CAMPSITES WITH HOOK-UP: 21.7 GALLONS PER DAY/PERSON, 4 PEOPLE PER SITE, 27 SITES = 3425 GPD
RV CAMPSITE WITHOUT HOOK-UP (DUMP STATION): 50 GAL/SITE/DAY, 12 CAMPSITES = 600 GPD
CONVENIENCE STORE: 10.6 GPD/EMPLOYEE, 2.6 GPD/CUSTOMER, 8 EMPLOYEES, 1000 CUSTOMERS PER DAY = 2685 GPD
APARTMENT: 150 GPD/BEDROOM, 1 BEDROOM = 150 GPD
LAUNDRY/BATHHOUSE: 15 GPD/FIXTURE UNIT, 44 TOTAL FIXTURE UNITS = 660 GPD
3. WASTEWATER PIPING:
3.1. MATERIALS:
3.1.1. GRAVITY PIPE: 4" ABS OR PVC C900
3.1.2. PRESSURE PIPE: 1.5" PVC SCHEDULE 40
3.2. INSTALLATION: PER 2015 MASS DIVISION 50
3.3. TESTING: PER 2015 MASS DIVISION 50
4. TANK SIZING:
TANK 1: LAUNDRY/BATHHOUSE = 3500 GPD
TANK 2: CONVENIENCE STORE, APARTMENT, 2 DAYS RETENTION => 7,000 GALLON TANK
RV CAMPSITES W/ HOOK-UP = 3424 GPD, 2 DAYS RETENTION => 7000 GALLON TANK
TANK 3: DUMPSTATION = 600 GPD, 7 DAYS RETENTION => 4500 GALLON TANK
PRE-ANOXIC TANK: 1 DAY STORAGE OF TOTAL DISCHARGE, 7960 GPD DISCHARGE => 8000 GALLON TANK
5. EFFLUENT TREATMENT:
MAXIMUM DAILY DISCHARGE: 7960 GPD
AVERAGE DAILY DISCHARGE: MDD/2 = 3980 GPD
- 5.1. ORGANIC LOADING:
TANK 1: BOD = 225 mg/L, TSS = 75 mg/L
TANK 2: BOD = 300 mg/L, TSS = 100 mg/L
TANK 3: BOD = 1800 mg/L, TSS = 800 mg/L
SYSTEM: BOD = 364 mg/L, TSS = 136 mg/L
AVERAGE DAILY ORGANIC LOAD = 12 LB/DAY
TEXTILE AREA REQUIRED = 300 SF
TREATMENT TANK => ORENCO AX-MAX300-42
6. EFFLUENT DISCHARGE:
UV FILTER, ABOVE GROUND DISCHARGE

ABBREVIATIONS

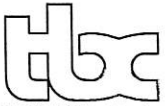
ABS	ACRYLONITRILE BUTADIENE STYRENE, SCHEDULE 40	LIP	LIP OF CURB
ADEC	ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION	LT	LEFT
		MAX	MAXIMUM
AFD	ANCHORAGE FIRE DEPARTMENT	MDD	MAXIMUM DRY DENSITY
AL-MON	ALUMINUM MONUMENT	MJ	MECHANICAL JOINT
AWWA	AMERICAN WATER WORKS ASSOCIATION	MIN	MINIMUM
AWG	AMERICAN WIRE GAUGE	MOA	MUNICIPALITY OF ANCHORAGE
AWWU	ANCHORAGE WATER & WASTEWATER	#	NUMBER
APPROX	APPROXIMATE	NPT	NATIONAL PIPE THREAD
BGS	BELOW GROUND SURFACE	NSF	NATIONAL SANITATION FOUNDATION
BOP	BOTTOM OF PIPE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
BLDG	BUILDING	OC	ON CENTER
C	CENTERLINE	O&M	OPERATIONS AND MAINTENANCE
CMP	CORRUGATED METAL PIPE	ORIG	ORIGINAL
CONST	CONSTRUCT	PFD	PALMER FIRE DEPARTMENT
COW	CITY OF WASILLA	PVC	POLYVINYL CHLORIDE
DIA/Ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIP	DUCTILE IRON PIPE	PL/±	PROPERTY LINE
ELEV	ELEVATION	RT	RIGHT
EX	EXISTING	ROW	RIGHT-OF-WAY
FT	FOOT	SSMH	SANITARY SEWER MANHOLE
F&I	FURNISH AND INSTALL	SCH	SCHEDULE
FG	FINAL GRADE	SP	SINGLE PUMPER
FH	FIRE HYDRANT	SF	SQUARE FEET/FOOT
GALVS	GALVANIZED STEEL	SS	STAINLESS STEEL
GV	GATE VALVE	STD	STANDARD/STANDARDS
HDPE	HIGH DENSITY POLYETHYLENE PIPE	STA	STATION
HMWPE	HIGH MOLECULAR WEIGHT POLYETHYLENE	TBC	TOP BACK OF CURB
H	HORIZONTAL	TBM	TEMPORARY BENCHMARK
IAW	IN ACCORDANCE WITH	TH	TEST HOLE
IE	INVERT ELEVATION	TOP	TOP OF PIPE
IN	INCH/INCHES	VB	VALVE BOX
INV	INVERT	V	VERTICAL
IPS	IRON PIPE SIZE	W/	WITH
L-POLE	LIGHT POLE	YPC	YELLOW PLASTIC CAP
LF	LINEAR FOOT/FEET		

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Know what's below.
Call before you dig.



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

CONSULTANT

SEAL

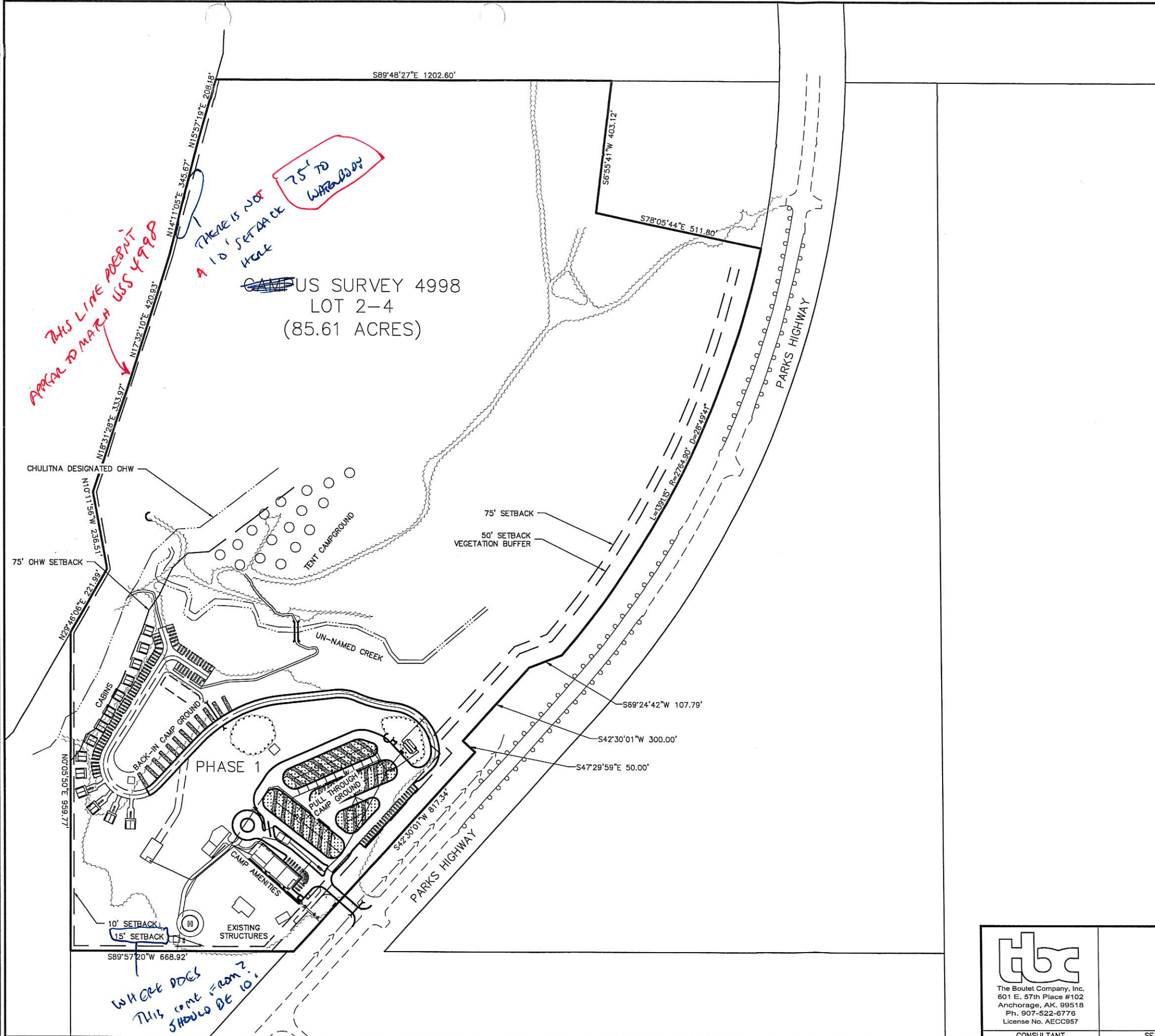
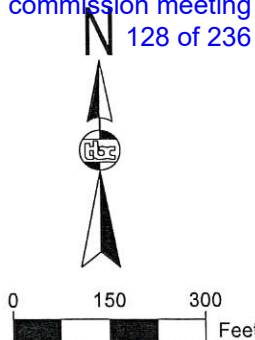
THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

NOTES

HORIZ SCALE:	DATE: 8/23/2024	SHEET 1 OF 8
VERT SCALE:		

FILE W:\WASILLAFLE'S FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG
DATE/TIME 6/23/2023 LAYOUT
DESIGNED SWJ
CHECKED TJA
DRAFTED SWJ

January 20, 2025
Planning commission meeting
128 of 236



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THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

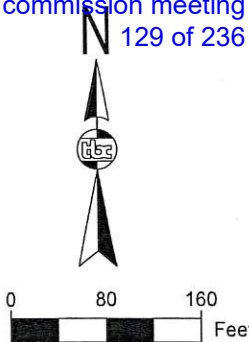
OVERALL PLAN VIEW

HORZ SCALE:
VERT SCALE:

DATE: 8/23/2024

SHEET 2 OF 8

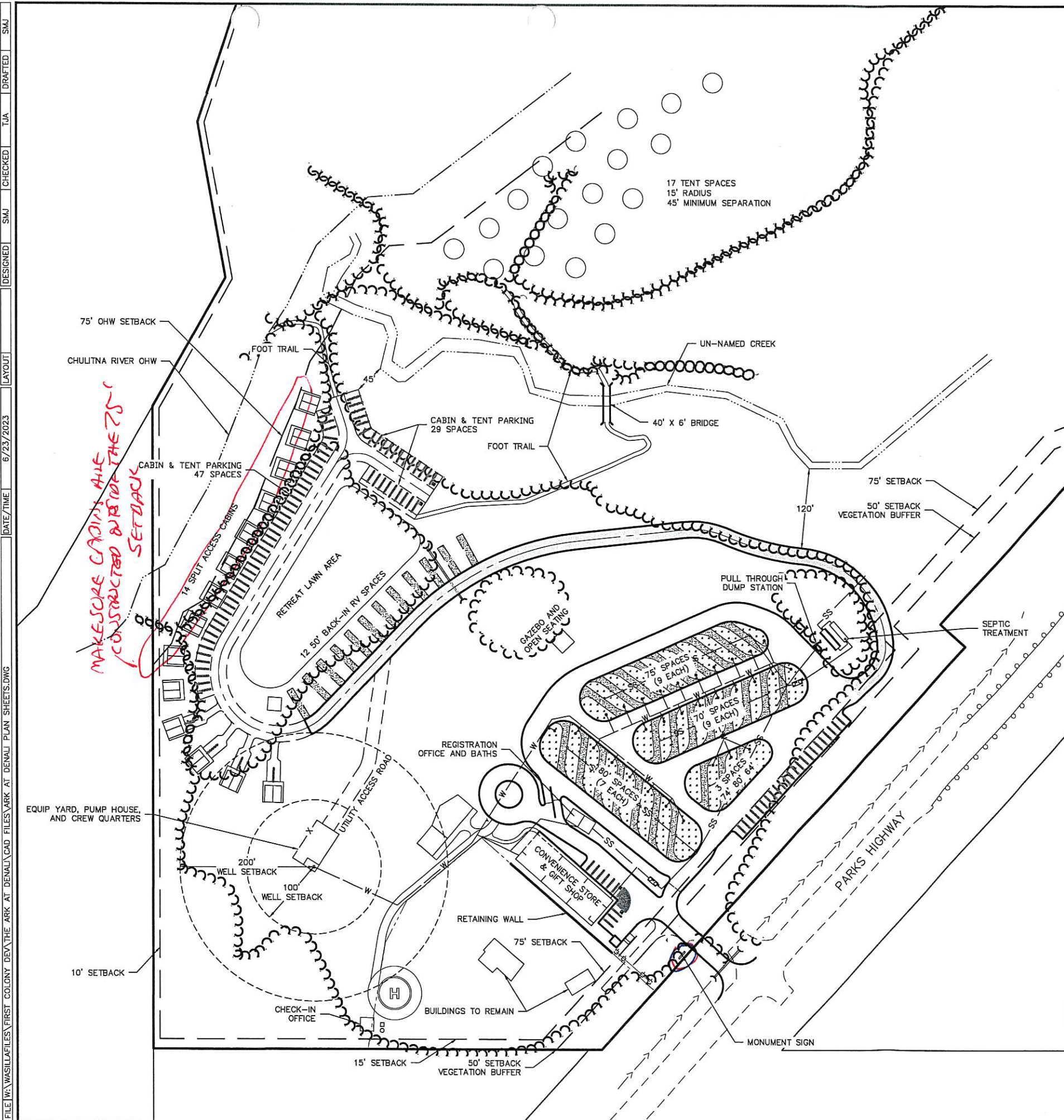
25 SHEET 25



LEGEND
w EXISTING VEGETATION
WHAT DOES PROPOSED LANDSCAPE LOOK LIKE?

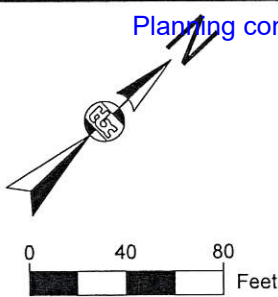
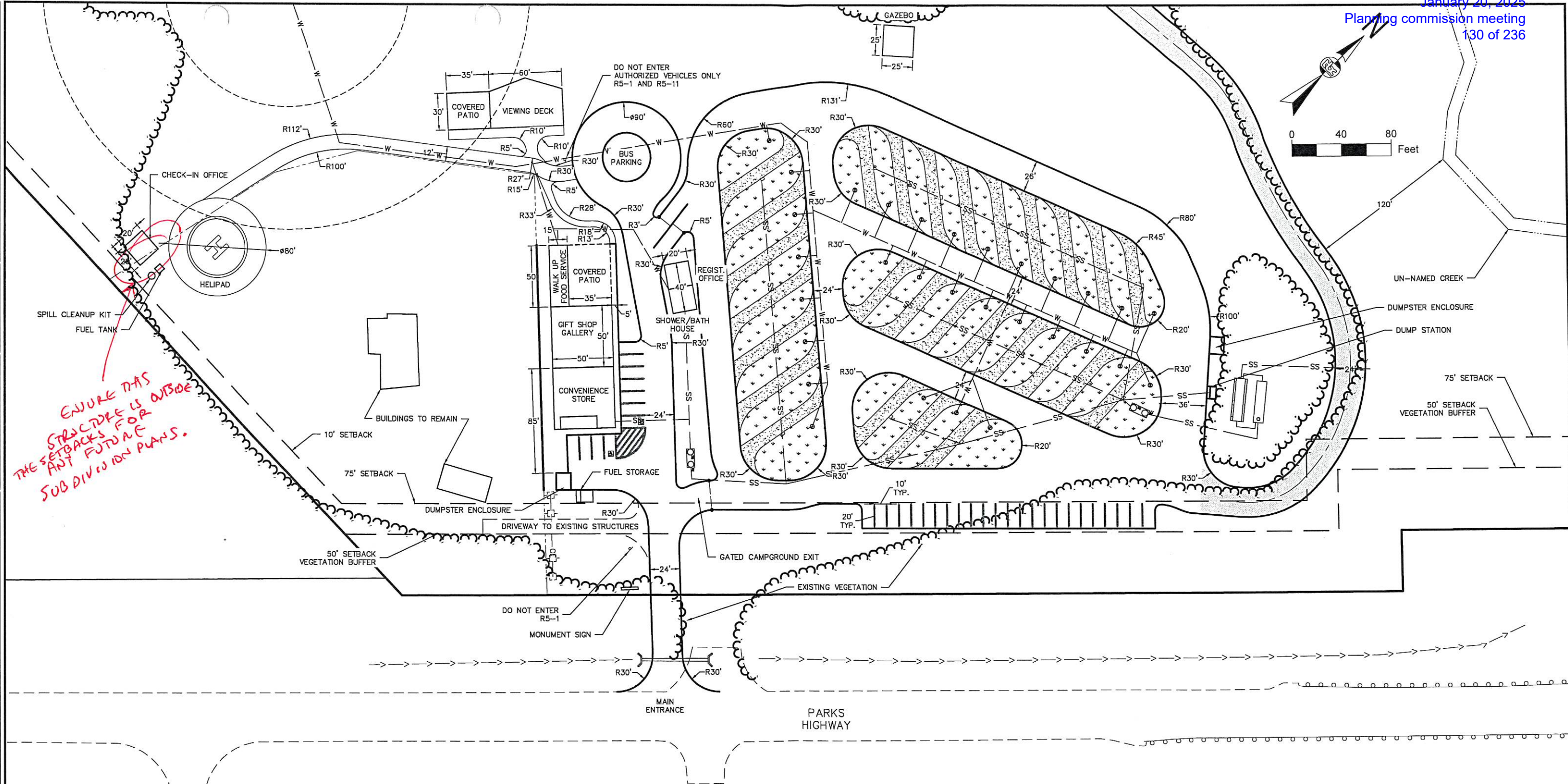
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AUG 22 2024
Mat-Su Borough
Development Services

		THE ARK AT DENALI MATANUSKA-SUSITNA, ALASKA	
The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AECC957		PHASE 1 PLAN VIEW	
HORZ SCALE:	DATE: 8/23/2024	SHEET 2 OF 8	
VERT SCALE:			
CONSULTANT	SEAL		



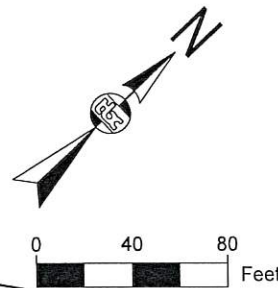
FILE: W:\WASILLAF\FILES\FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG

FILE W:\WASILLAPLES\FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG
DATE/TIME 6/23/2023
LAYOUT
DESIGNED
SMJ
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SMJ



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 The Boutel Company, Inc. 601 E. 57th Place #102 Anchorage, AK 99518 Ph. 907-522-6776 License No. AECC957	SEAL	THE ARK AT DENALI MATANUSKA-SUSITNA, ALASKA	
		ENLARGED PLAN VIEW 1	
CONSULTANT		HORZ SCALE: VERT SCALE:	DATE: 6/23/2024
		SHEET 3 OF 8	



FILE W:\WASILLAPLES\FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG

SMJ

DRAFTED

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CHECKED

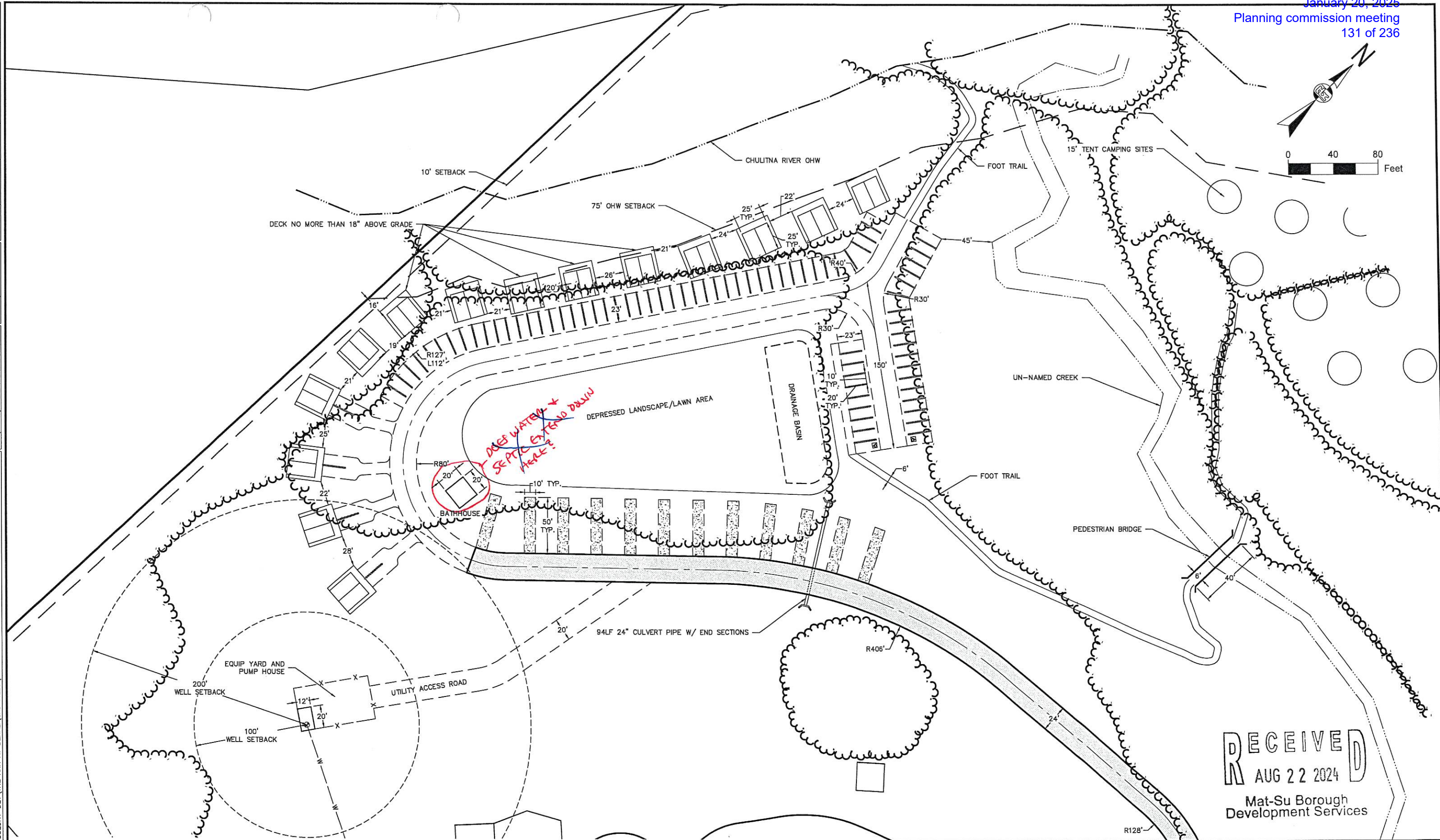
SMJ

DESIGNED

LAYOUT

6/23/2023

DATE/TIME



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SEAL

THE ARK AT DENALI
MATANUSKA-SUSITNA, ALASKA

ENLARGED PLAN
VIEW 2

HORZ SCALE:

VERT SCALE:

DATE: 8/23/2024

SHEET 4 OF 8



0 80 160
Feet

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

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

LEGEND:

- 322 --- EXISTING MAJOR CONTOUR AND LABEL
- 322 --- EXISTING MINOR CONTOUR AND LABEL
- 322 --- PROPOSED MAJOR CONTOUR AND LABEL
- 322 --- PROPOSED MINOR CONTOUR AND LABEL
- >--- PROPOSED DITCH LINE
- >--- PROPOSED GRADE BREAK
- >--- PHASE 1 DITCH LINE
- >--- DRAINAGE ARROW
- >--- EXISTING DRAINAGE ARROW
- >--- EXISTING CREEK

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ANY MORE
CULVERTS PLANNED?



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MATANUSKA-SUSITNA, ALASKA

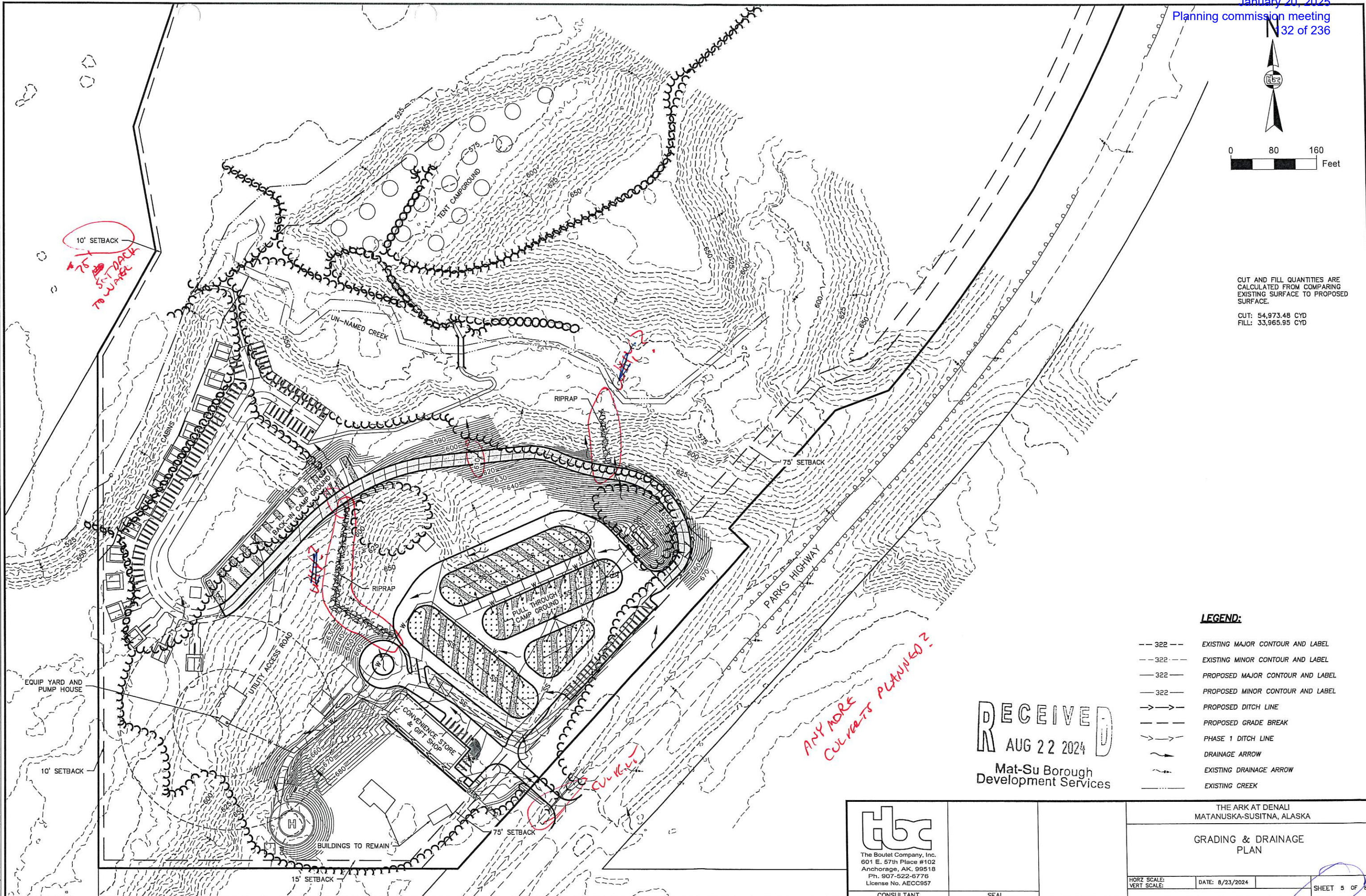
GRADING & DRAINAGE
PLAN

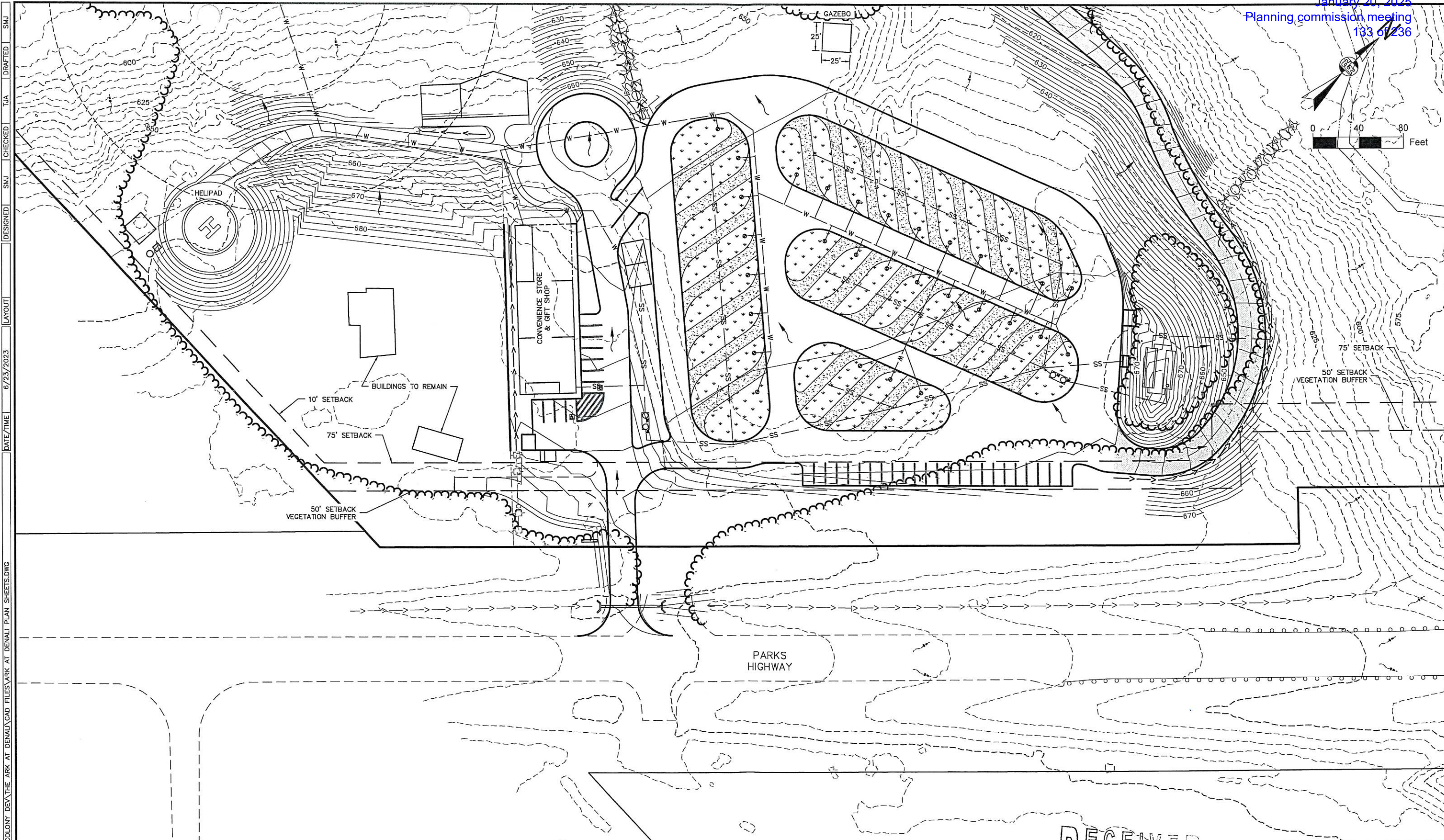
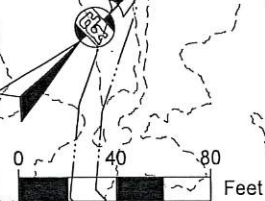
HORIZ SCALE:
VERT SCALE:

DATE: 8/23/2024

SHEET 5 OF 8

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



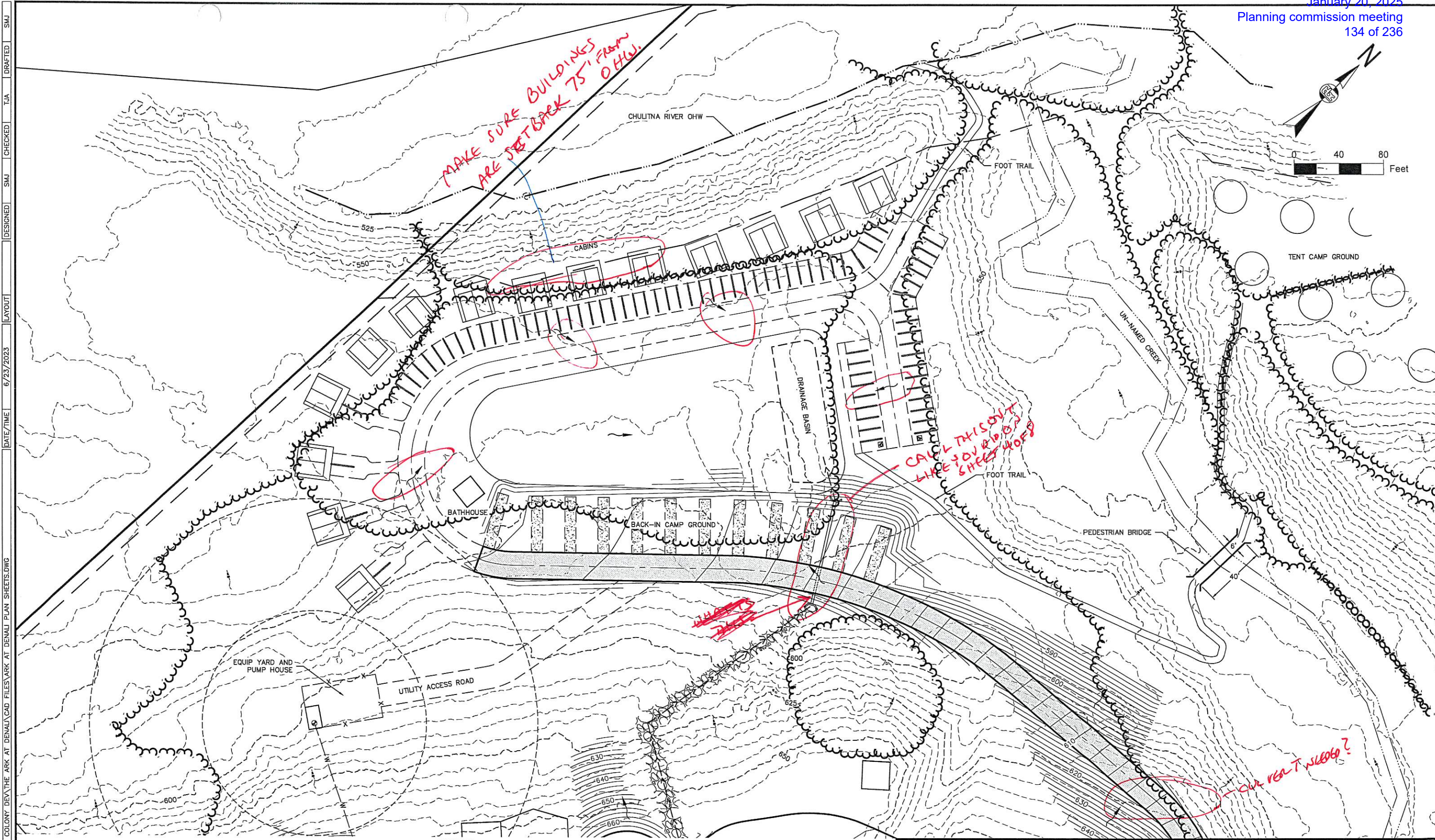
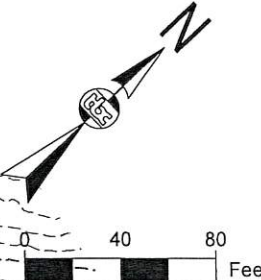


LEGEND:

- | | | | | | |
|-----------------|----------------------------------|-----------------|----------------------------------|---|-------------------------|
| -- 322 -- | EXISTING MAJOR CONTOUR AND LABEL | --- 322 --- | PROPOSED MINOR CONTOUR AND LABEL | → | DRAINAGE ARROW |
| - - - 322 - - - | EXISTING MINOR CONTOUR AND LABEL | - - - 322 - - - | PROPOSED DITCH LINE | → | EXISTING DRAINAGE ARROW |
| --- 322 --- | PROPOSED MAJOR CONTOUR AND LABEL | - - - 322 - - - | PROPOSED GRADE BREAK | → | EXISTING CREEK |
| | | - - - 322 - - - | PHASE 1 DITCH LINE | | |

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK, 99518 Ph. 907-522-6776 License No. AECC957	RECEIVED AUG 22 2024 Mat-Su Borough Development Services	THE ARK AT DENALI MATANUSKA-SUSITNA, ALASKA	
		ENLARGED GRADING PLAN VIEW 1	
HORIZ SCALE: VERT SCALE:		DATE: 8/23/2024	SHEET 7 OF 8

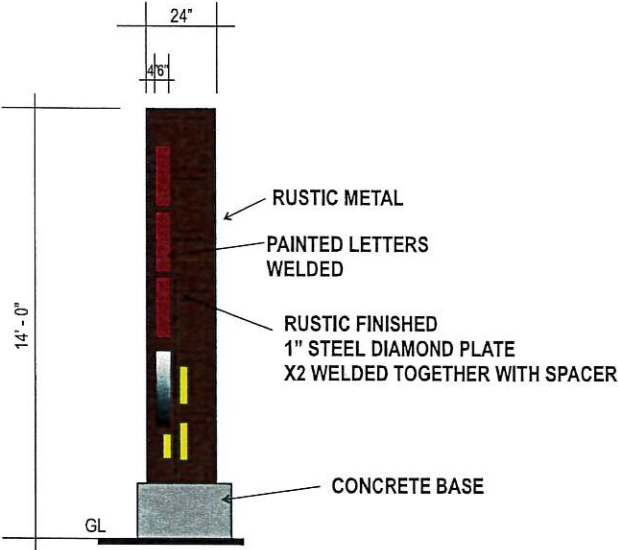
FILE W:\WASILAR\FILES\FIRST COLONY DEV\THE ARK AT DENALI\CAD FILES\ARK AT DENALI PLAN SHEETS.DWG



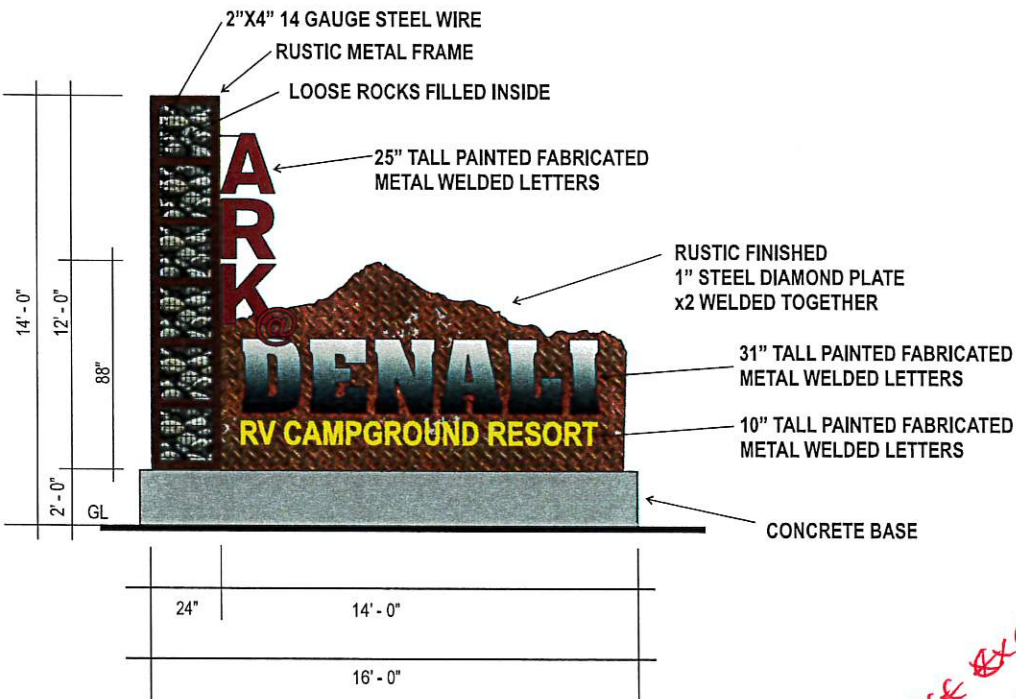
LEGEND:

- | | | | | | |
|-----------------|----------------------------------|-------------|----------------------------------|--|-------------------------|
| -- 322 -- | EXISTING MAJOR CONTOUR AND LABEL | --- 322 --- | PROPOSED MINOR CONTOUR AND LABEL | | DRAINAGE ARROW |
| - - - 322 - - - | EXISTING MINOR CONTOUR AND LABEL | ->->- | PROPOSED DITCH LINE | | EXISTING DRAINAGE ARROW |
| — 322 — | PROPOSED MAJOR CONTOUR AND LABEL | - - - - - | PROPOSED GRADE BREAK | | EXISTING CREEK |
| | | ->->- | PHASE 1 DITCH LINE | | |

 The Boutet Company, Inc. 601 E. 57th Place #102 Anchorage, AK. 99518 Ph. 907-522-6776 License No. AECC957	RECEIVED AUG 22 2024 Mat-Su Borough Development Services	THE ARK AT DENALI MATANUSKA-SUSITNA, ALASKA	
		ENLARGED GRADING PLAN VIEW 2	
		HORZ SCALE: VERT SCALE:	DATE: 8/23/2024
CONSULTANT	SEAL	SHEET 8 OF 8	



SIDE ELEVATION



FRONT ELEVATION

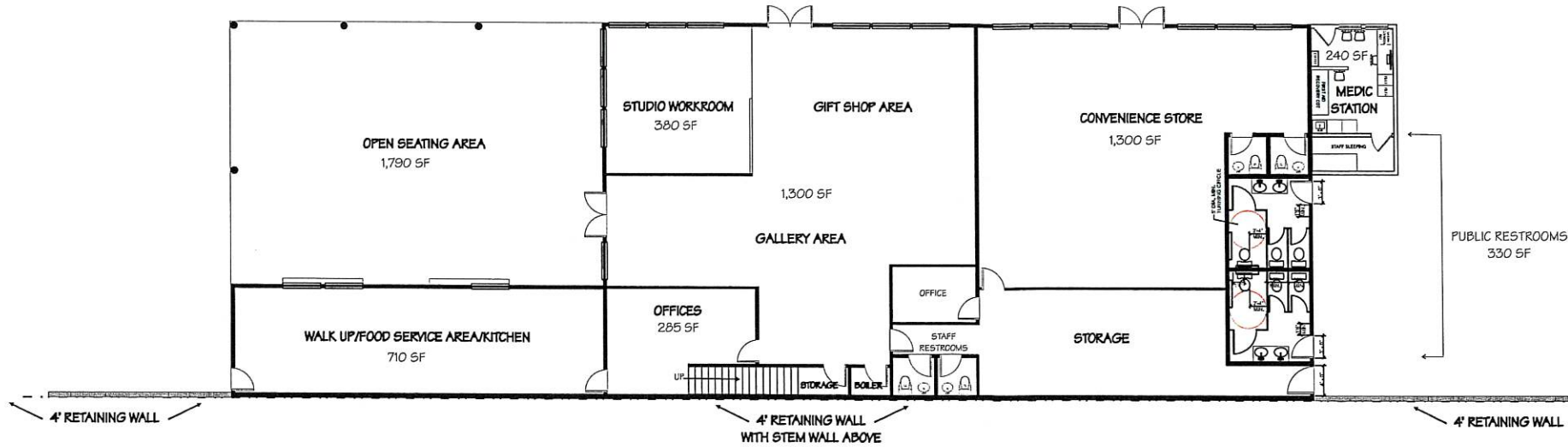
MONUMENT FRONT ENTRY SIGNAGE

SIGNAGE EXCEEDS
32 SQUARE FEET
MSB 17.17.130



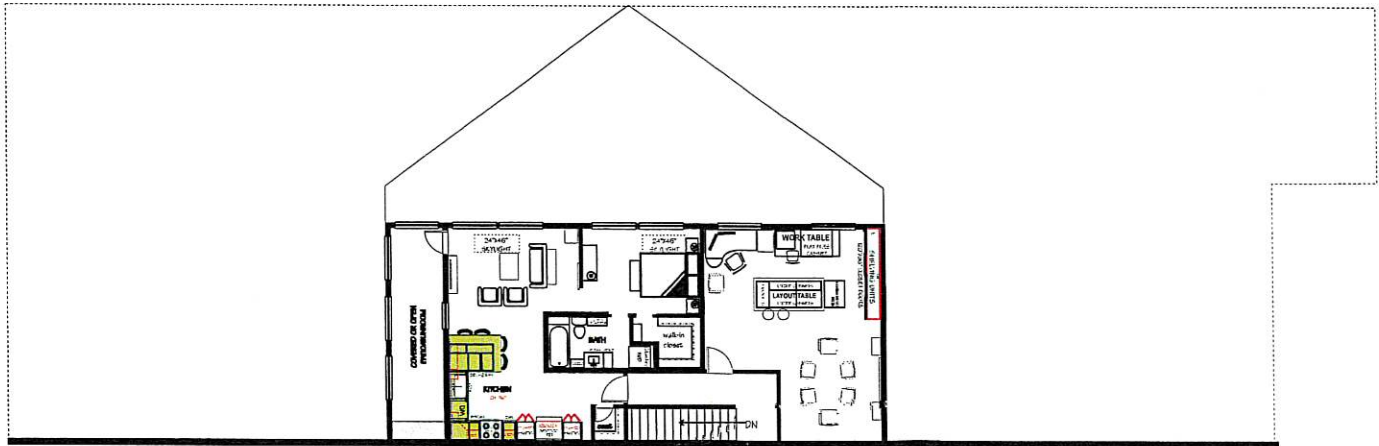
REAR/EXIT ELEVATION

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

IF YOU ARE THINKING
OF A FUTURE
PROPERTY LINE,
PLAN FOR A 10' INTERIOR
SETBACK TO THE NEW
PROPERTY LINE



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

RECEIVED
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Mat-Su Borough
Development Services



GC Lic# 936427		DBE, MBE, WBE #47664 BA/BE BPI # 5030336 email: ydoyen@jueldevcorp.com 973 E. Badillo St, Ste B • Covina, CA 91724 Tel: (626) 296-9991 • Fax: (909) 992-3070
REVISIONS		
△		
△		
SUBMITTAL DATES		OWNER APPROVAL:
THE ARK@DENALI PROPOSED RV RESORT CAMPGROUND 4852 N. PARKS HIGHWAY, MM 135.5 TRAPPER CREEK, AK 99683		GC Lic# 936427 DBE, MBE, WBE #47664 BA/BE BPI # 5030336 email: ydoyen@jueldevcorp.com 973 E. Badillo St, Ste B • Covina, CA 91724 Tel: (626) 296-9991 • Fax: (909) 992-3070
DATE: 4/12/23		
SHEET TITLE: PROPOSED MAIN BUILDING FLOOR PLAN		
SHEET NO:		
A1.0		JOB NO: 0820

From: [Sean Jackson](#)
To: [Peggy Horton](#)
Cc: [Tim Alley](#)
Subject: Ark at Denali CUP permit
Date: Thursday, September 12, 2024 4:32:08 PM
Attachments: [Conditional Use Permit Ark at Denali 09102024.pdf](#)
[Ark at Denali Plan Sheets 09122024.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Peggy,

I am sending you the CUP application for the Ark at Denali campground for Tim Alley. I believe we have addressed your comments and markups listed in your previous email.

1. The proposed sign exceeds the Denali SPUD limit of 32 square feet. Provide a proposed sign that is compliant with the code. MSB 17.17.030(B)(45) defines a sign, in part, as a device that can be read from the public right-of-way.
 - a. Monument sign has been reduced to be in compliance with MSB 17.17.030
2. Provide the heights of the proposed split-access cabins and the existing structures already on the property. Within the Denali Special Land Use District, building height is limited to 35 feet above finished grade. Building Height is defined in MSB 17.17.030(B)(9).
 - a. An additional page was added to the cabin plans for more clarity which includes the structures height.
3. Several notes on sheet 2 of 8 reference the municipality of Anchorage rules, which could lead reviewers to think the Borough has these rules. The notes listed should be appropriate for the subject property.
 - a. The notes sheet has been updated.
4. I've attached some of the plans with red (and blue) lines. There's no meaning in the color; it's just what pen I had in my hand at the time.
 - a. The plans have been reviewed and redrafted, I have included notes on the buildings which were close to the 75' OHW setback. The building foundation is not past the setback, the deck is. The deck is less than 18" elevated from the ground and complies with MSB 17.55
 - b. The property boundary was updated based on the USS 4998 referenced.
 - c. No future subdivisions planned so there is no concern of the setback for structures.
 - d. Preliminary landscaping was added to the civil plans. These are meant to show the minimum state of vegetation of the proposed site and are not the final design. Future plans may change the amount, locations and types of trees, as well as, add shrubbery and other vegetation that would enhance the site without detracting from the natural features of the area.

5. The first line of the narrative has the developer's name spelled incorrectly.
 - a. Spelling corrected.
6. After I get your subsequent updates, I will send the site and drainage plan to PD&E. They may be interested in the unnamed creek bridge design, which would be a matter of public health, safety, and welfare.
 - a. This is a private, pedestrian bridge. It will be constructed based on drawings provided by a State of Alaska licensed structural engineer.
7. If the applicant intends to subdivide the property in the future, please read MSB 17.17.100—Lot Area for lot size and shape requirements.
 - a. No future subdivisions planned

If you have any questions, please contact me or Tim Alley and we will be happy to address anything you may have concerns about.

Thanks,
Sean Jackson

TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture	
Sean Jackson E.I.T. Engineer sjackson@TBCak.com visit us at www.TBCak.com	The Boutet Company, Inc. 1508 E. Bogard Rd., Unit 7 Wasilla, Alaska 99654 Direct: 907.357.6773 Mobile: 812.201.8469 Main: 907.357.6770 Fax: 907.357.6750

From: [Peggy Horton](#)
To: ["Sean Jackson"](#)
Cc: [Tim Alley](#)
Subject: RE: Ark at Denali CUP permit
Date: Wednesday, October 2, 2024 2:01:00 PM
Attachments: [image001.png](#)

Good Morning,

I reviewed the updated information provided on September 12, 2024. Thank you for these. I have the following input:

1. The 15' setback labeled on the southern property line on sheets 2, 3, & 8 of 10 is incorrect. The structural setback for side lot lines is 10' per MSB 17.55. It is appropriately labeled on the other sheets.
 - a. Resend those sheets needing updates.
2. The sign pictured at the entrance on the Monument Front Entry Signage sheet does not meet the MSB 17.17 size requirements. This may lead to confusion as to what sign will be placed in sight of the Parks Highway. A sign visible from the Parks Highway must meet the MSB 17.17 size requirement of no more than 32 square feet.
 - a. Resend the Entry Signage sheet picturing the appropriate sign at the entranceway to the RV Campground.

I am sending the grading and drainage plan to our Engineering Division today. I should hear back from them on Wednesday, October 9. I want to get their input before setting the public hearing date to ensure any necessary design changes are made before the public notices are sent out.

Respectfully,
Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862



From: [Peggy Horton](#)
To: [Tim Alley](#)
Subject: RE: Ark at Denali CUP permit
Date: Wednesday, October 2, 2024 3:52:00 PM
Attachments: [Sign picture.pdf](#)
[image001.png](#)

Hi Tim,

Here's the one I was asking to be changed. The picture shows the larger sign outside the entrance. I want to be sure everyone understands that the one within sight of the Parks Highway will be the smaller 32-square-foot sign, so it should be pictured here.

Peggy Horton
Current Planner
907-861-7862

From: Tim Alley <talley@tbcak.com>
Sent: Wednesday, October 2, 2024 3:20 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>; Sean Jackson <sjackson@tbcak.com>
Subject: RE: Ark at Denali CUP permit

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Peggy,

Thank you for your review. I hope you had a good time while you were out.

Attached is the sign plan. I want to verify that this is what you had in the resubmittal. If so, can you help me understand what is not conforming? Is the size an issue because of the artistic vertical element? The writing fits within an 4'x8' (32 SF) area.

We'll get the setback label corrected.

Thank you,
Tim

TBC, Inc.		Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President		The Boutet Company, Inc. 1508 E. Bogard Rd., Unit 7 Wasilla, Alaska 99654	
talley@TBCak.com visit us at www.TBCak.com		Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750	

From: [Peggy Horton](#)
To: ["Tim Alley"](#)
Subject: RE: Ark at Denali CUP permit
Date: Monday, October 14, 2024 9:33:00 AM
Attachments: [image001.png](#)
[PD&E Comments 10-9-24.pdf](#)
[MSB 17.17.030 Definitions for signs.docx](#)

Good Monday Morning,

I've attached PD&E comments for the RV Campground to this email. Provide updates based on these comments.

The sign's aesthetically pleasing design is undeniable. However, as indicated in the recent correspondence, there appears to be a discrepancy in the understanding of what constitutes a sign. I have included the definitions from MSB 17.17 for "sign" and "structure," with relevant sections highlighted, to illustrate why our understanding of the MSB 17.17 definition of a sign encompasses not only the letters but also the artistic structure affixed to the sign. The entire structure is designed to attract attention to the business. According to the regulations in Denali State Park SPuD, it is not permissible for a commercial entity to display a sign larger than 32 square feet in size that is visible from the public right-of-way.

Respectfully,

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Peggy Horton
Sent: Monday, October 7, 2024 1:36 PM
To: Tim Alley <talley@tbcak.com>
Subject: RE: Ark at Denali CUP permit

Hi Tim,

Thank you. I've received this information and will address it after I receive PD&E's input on the other plans.

Peggy Horton



Matanuska-Susitna Borough

Development Services Division

Request for Review

Contact: Phone:

Due Date:

Project:

☒ Special Considerations

Reviewed By: Date:

☐ No Comment:

☒ Comments:

MSB 17.17 Denali State Park Special Land Use District

MSB 17.17.030 Definitions

(45) "Sign" means a structure or device for advertising intended to direct attention to a business, which is placed upon or within a building, structure or parcel of land and which can be read from a public right-of-way excluding:

- (a) signs not exceeding one square foot in area and bearing only property numbers, post office box numbers, names of occupants or premises, or other identification of premises not having commercial connotations;
- (b) flags and insignia of any governmental agency except when displayed in connection with commercial promotion;
- (c) regulatory, identification, informational, or directional signs erected or required by governmental bodies or reasonably necessary to regulate parking and traffic flow on private property where such signs have no commercial connotation;
- (d) integral decorative or architectural features of buildings;
- (e) holiday or special event banners.

"Structure" means anything that is constructed or erected and located on or under the ground, or attached to something fixed to the ground, or an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. For purposes of minimum setbacks and building separation requirements, the following are not considered structures unless specifically addressed by code: fences; retaining walls; parking areas; roads; driveways or walkways; window awnings; a temporary building when used for 30 days or less; utility poles and lines; guy wires; clothes lines; flag poles; planters; incidental yard furnishings; water wells; monitoring wells and/or tubes; patios, decks or steps less than 18 inches above the average grade.

From: [Peggy Horton](#)
To: [Tim Alley](#)
Subject: RE: Ark at Denali CUP permit
Date: Monday, October 14, 2024 11:16:00 AM
Attachments: [image001.png](#)

Yes, the sign and architecture around it has to be less than 32 SF. MSB 17.17.110 has an exemption for signs from the 75' setback from the Parks Hwy.

Peggy Horton
Current Planner
907-861-7862

From: Tim Alley <talley@tbcak.com>
Sent: Monday, October 14, 2024 11:13 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Subject: RE: Ark at Denali CUP permit

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you Peggy,

For clarification, the sign and architecture around it has to be less than 32 SF and we are required to meet the 75' setback for it?

Thanks,
Tim

TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President talley@TBCak.com visit us at www.TBCak.com	The Boutet Company, Inc. 1508 E. Bogard Rd., Unit 7 Wasilla, Alaska 99654 Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, October 14, 2024 9:34 AM
To: Tim Alley <talley@tbcak.com>
Subject: RE: Ark at Denali CUP permit

Good Monday Morning,

From: [Tim Alley](#)
To: [Peggy Horton](#)
Subject: RE: Ark at Denali CUP permit
Date: Wednesday, October 16, 2024 12:00:19 PM
Attachments: [image001.png](#)
[FRONT ENTRY SIGN SPUD 10-14-2024.pdf](#)
[Ark at Denali Plan Set.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

We've revised our plans and sign(attached) to address your and PD&E comments and have provided the below responses. Please let me know if you need anything further:

Maintain minimum vegetative buffer between improvements and nearby water bodies. Denote vegetative buffer areas to the unnamed creek on the drainage plan.

-I could not find code requirements regarding minimum vegetative buffer for water bodies. Please let me know if there is a requirement here that I am not finding. It is the intent of the project to retain as much natural vegetation as possible. Clearing limits established as an offset to proposed development to maintain most of the vegetation.

Label the ordinary high-water mark of the unnamed creek. Establish setback from the unnamed creek.

-High water of unnamed creek has been added and a 75' offset has been established.

Regrade northern roadway leading up to the foot trail so that it drains into the site rather than toward the river.

-Roadway leading to the foot trail down to the river is on a downward hill and can not be regraded south. A small drainage basin has been added to collect a majority of the runoff.

Proposed access point onto the Parks Highway is misaligned with the driveway across the road. Coordinate with AKDOT for access onto the Parks Highway.

-Driveway has been updated to be aligned with driveway across the road. Final driveway design will be completed and permitted per AKDOT requirements.

Where exactly does wastewater effluent discharge?

-A leach field will be installed under the retreat lawn area to receive waste water effluent.

Thank you,
Tim



Matanuska-Susitna Borough

Development Services Division

Request for Review

Contact: Phone:

Due Date:

Project:

☒ Special Considerations

Engineer has responded to your previous comments, please review.

Reviewed By: Date:

☐ No Comment:

☒ Comments:

Thank you for the comment responses and updates figures. No remaining comments or objections from PD&E.

From: [Tim Alley](#)
To: [Peggy Horton](#)
Cc: [Yolanda D'Oyen](#)
Subject: RE: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Monday, October 28, 2024 10:59:31 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

Thank you for sending this over. When I spoke to the DNR Park Superintendent while putting together the permit application I was told that we didn't need a permit unless we are using or providing access to areas outside the property which I believe they have stated below, "permitting requirements for any activities that extend beyond the boundaries of the designated 85-acre private parcel..." So the campground itself does not require a permit.

There are two uses that may/will require a permit and we will work with DNR to make sure they are permitted as needed. The helicopter tours are not anticipated to land in the state park. My understanding from the Park Superintendent is that landing in the park will require a permit. I had planned on acquiring a permit for the trail down to the Chulitna river to allow launching of personal typically unmotorized water craft such as kayaks and rafts which was stated in the CUP narrative but I did not have it on the list of permits to be obtained. I will work with DNR to make sure we have the required permitting before the activities outside the campground area are initiated.

Thank you,
Tim

TBC, Inc.		Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President		The Boutet Company, Inc. 1508 E. Bogard Rd., Unit 7 Wasilla, Alaska 99654	
talley@TBCak.com visit us at www.TBCak.com		Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750	

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, October 28, 2024 9:34 AM
To: Tim Alley <talley@tbcak.com>
Cc: Yolanda D'Oyen <ydoyen15@gmail.com>
Subject: FW: Request for Comments for Ark @ Denali RV campground resort CUP

Tim, I received the comments below from DNR this morning. There is a permitting process through them that need to be completed for this commercial operation.

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Potter, Nikki M (DNR) <nikki.potter@alaska.gov>
Sent: Monday, October 28, 2024 9:25 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Potter, Nikki M (DNR) <nikki.potter@alaska.gov>; Leidner, Stuart R (DNR) <stuart.leidner@alaska.gov>
Subject: Request for Comments for Ark @ Denali RV campground resort CUP

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

I am not sure if I submit comments directly to you. Please let me know if I need to send them somewhere else. I did not receive the comment email directly, but am responding on behalf of Alaska State Parks.

Thank you for the opportunity to comment on the application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Division of Parks and Outdoor Recreation (DPOR) would like to emphasize the importance of compliance with permitting requirements for any activities that extend beyond the boundaries of the designated 85-acre private parcel. It is crucial that the applicant is aware of the regulatory framework governing land use within State Parks.

DPOR typically issues two primary types of permits relevant to this project: Special Use Permits for non-commercial activities and Commercial Use Permits for commercial operations. These permits are essential for any construction, including trails, or other uses of State Parks lands and waters. Detailed information about these permits, including application processes and guidelines, can be found on our website: <https://dnr.alaska.gov/parks/permit/index.htm>.

We are committed to fostering a collaborative relationship with the applicant and ensuring that all necessary permits are obtained to promote responsible and sustainable use of our shared natural resources. DPOR is eager to work alongside Ark@Denali to facilitate a successful and compliant project.

Thank you for your attention to these important matters.
Alaska State Parks, Permitting Unit Manager – Nikki Potter
Alaska State Parks, MatSu Superintendent – Stuart Leidner

Thanks,

Nikki Potter

Natural Resource Manager – Permitting Unit
Department of Natural Resources
Division of Parks and Outdoor Recreation
907-687-1721

<https://dnr.alaska.gov/parks/permit/index.htm>



From: [Peggy Horton](#)
To: [Tim Alley \(talley@tbcak.com\)](mailto:talley@tbcak.com)
Subject: Ark @ Denali RV campground CUP postage and advertising fee
Date: Monday, November 18, 2024 11:13:00 AM

Good Morning,

In accordance with the requirements of MSB 17.03 – Public Notification, the applicant shall pay the cost of mailings or advertisements required by ordinance specific to that action. Please be advised of the following charges:

Mailing:	\$ 12.50
<u>Advertising:</u>	<u>\$ 94.50</u>
TOTAL DUE:	\$107.00

The public hearing notices were mailed on October 24, 2024, and the advertisement was published in the October 25, 2024, Frontiersman. Please pay the fees as soon as possible; they will need to be paid before the public hearing on December 16, 2024, at 6 p.m. This can be paid online using the Other Permits button in our Online Payment Portal here: [MSB Payments Portal](#). You can also mail a check payable to MSB to the address below, or you can come to our office. If you have any questions or need additional information, please feel free to reach out to me.

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: [Tim Alley](#)
To: [Peggy Horton](#)
Subject: FW: MatanuskaSusitna Borough Payment Confirmation
Date: Monday, November 18, 2024 11:28:29 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

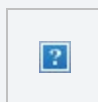
The postage has been paid. Receipt below.

Thank you!

Tim

TBC, Inc. Project Management & Development - Engineering - Surveying - Landscape Architecture	
Tim Alley, P.E. Principal/Vice President talley@TBCak.com visit us at www.TBCak.com	The Boutet Company, Inc. 1174 Leatherleaf Lp., Ste. B Wasilla, Alaska 99654 Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750

From: Online Payments <noreply@tylerportico.com>
Sent: Monday, November 18, 2024 11:27 AM
To: Tim Alley <talley@tbcak.com>
Subject: MatanuskaSusitna Borough Payment Confirmation



[MatanuskaSusitna Borough payment confirmation](#)

Hi Timothy Alley,

Thanks for your payment to MatanuskaSusitna Borough. This email is your receipt.

This purchase will appear on the account statement for your Visa ending in 3370.

Confirmation #: PV4QXGMRCY

November 18, 2024 11:27 AM AKST

Description	Amount
Other Permits	\$107.00
Email	talley@tbcak.com
Permit ID	4U04998000L02-4
Customer Name	Tim Alley
Customer Phone Number	(907) 830-2821
Facility Name	Ark@Denali
Quantity	1
<hr/>	
Subtotal	\$107.00
Processing fee	\$3.21
Total	\$110.21

If you have questions, contact customer service for help.

[View this receipt online](#)

Have a new credit card? You can easily [update your payment information](#).

MatanuskaSusitna Borough
350 E. Dahlia Ave., Palmer, AK 99645

[Website](#) | 907-861-7801

From: [Peggy Horton](#)
To: [Tim Alley \(talley@tbcak.com\)](#); [Yolanda D'Oyen](#)
Subject: RE: Ark @ Denali RV Campground Resort
Date: Tuesday, December 17, 2024 2:30:00 PM

Sorry, Thursday, December 19 is the date.

Peggy

From: Peggy Horton
Sent: Tuesday, December 17, 2024 2:29 PM
To: Tim Alley (talley@tbcak.com) <talley@tbcak.com>; Yolanda D'Oyen <ydoyen15@gmail.com>
Subject: Ark @ Denali RV Campground Resort

Hello,

We will be distributing new public notices via mail and email today or tomorrow. I recognize that I did not provide a specific date for the submission of any new information. Upon further consideration, I believe it is important to establish a deadline to avoid the public and community councils receiving outdated information from our website. Therefore, I kindly request that you submit any new items by 5:00 p.m. on Thursday, December 18, 2024. That will give the reviewers a minimum of 15 days to review and provide comments.

Respectfully,

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: [Tim Alley](#)
To: [Peggy Horton](#)
Cc: [Yolanda D'Oyen](#); brettwwalker@protonmail.com; [Sean Jackson](#)
Subject: Ark@Denali updates
Date: Thursday, December 19, 2024 4:37:04 PM
Attachments: [Ark at Denali Plan Sheet 3 w helicopter flight path.pdf](#)
[CUP Ark at Denali Narrative 12192024.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Afternoon Peggy,

Attached is the updated narrative and site plan (sheet 3) to address comments received for the Ark@Denali Conditional Use Permit. We added additional language for the helicopter pad, bear safety and access to the Chulitna River. I also added the intended flight path for helicopters to land and takeoff at the site. Please review and let me know if you have any questions or comments.

Thank you,
Tim

TBC, Inc.	Project Management & Development - Engineering - Surveying - Landscape Architecture
Tim Alley, P.E. Principal/Vice President talley@TBCak.com visit us at www.TBCak.com	The Boutet Company, Inc. 1174 Leatherleaf Lp., Ste. B Wasilla, Alaska 99654 Direct: 907.357.6760 Mobile: 907.830.2821 Main: 907.357.6770 Fax: 907.357.6750

COMMENTS

Agency Comments

From: [Marcia vonEhr](#)
To: [Peggy Horton](#)
Subject: RE: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Friday, October 25, 2024 12:17:31 PM

There are no LIDs on that parcel.

Please note that if there are any wall tents, cabins or a lodge for rental, a borough bed tax account will be required.

Kind Regards,
Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
Direct 907.861.8632

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: 10/25/2024 11:52
To: White, Ben M (DOT) <ben.white@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; dnr.scro@alaska.gov; stuart.leidner@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; colton.percy@alaska.gov; Sarah Myers (sarah.myers@alaska.gov) <sarah.myers@alaska.gov>; dec.agencyreviews@alaska.gov; msb.hpc@gmail.com; MEA ROW - MEA (mearow@mea.coop) <mearow@mea.coop>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; regpagemaster@usace.army.mil; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Ally Egbert <Ally.Egbert@matsugov.us>; Lesley Norris <lesley.norris@matsugov.us>
Subject: Request for Comments for Ark @ Denali RV campground resort CUP

Good Morning,

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

October 28, 2024

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following land use permit request and has no comments or recommendations.

- **Ark at Denali RV Resort Campground
(MSB Case # 17.17)**

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

From: [Potter, Nikki M \(DNR\)](#)
To: [Peggy Horton](#)
Cc: [Potter, Nikki M \(DNR\)](#); [Leidner, Stuart R \(DNR\)](#)
Subject: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Monday, October 28, 2024 9:25:07 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

I am not sure if I submit comments directly to you. Please let me know if I need to send them somewhere else. I did not receive the comment email directly, but am responding on behalf of Alaska State Parks.

Thank you for the opportunity to comment on the application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4.

The Division of Parks and Outdoor Recreation (DPOR) would like to emphasize the importance of compliance with permitting requirements for any activities that extend beyond the boundaries of the designated 85-acre private parcel. It is crucial that the applicant is aware of the regulatory framework governing land use within State Parks.

DPOR typically issues two primary types of permits relevant to this project: Special Use Permits for non-commercial activities and Commercial Use Permits for commercial operations. These permits are essential for any construction, including trails, or other uses of State Parks lands and waters. Detailed information about these permits, including application processes and guidelines, can be found on our website: <https://dnr.alaska.gov/parks/permit/index.htm>.

We are committed to fostering a collaborative relationship with the applicant and ensuring that all necessary permits are obtained to promote responsible and sustainable use of our shared natural resources. DPOR is eager to work alongside Ark@Denali to facilitate a successful and compliant project.

Thank you for your attention to these important matters.
Alaska State Parks, Permitting Unit Manager – Nikki Potter
Alaska State Parks, MatSu Superintendent – Stuart Leidner

Thanks,

Nikki Potter

Natural Resource Manager – Permitting Unit
Department of Natural Resources
Division of Parks and Outdoor Recreation
907-687-1721
<https://dnr.alaska.gov/parks/permit/index.htm>

From: [Michelle Olsen](#)
To: [Peggy Horton](#)
Subject: RE: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Thursday, November 7, 2024 8:07:06 AM

No Comment

Michelle Olsen, RWA
ROW Coordinator
Matanuska-Susitna Borough
907-861-7822

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Friday, October 25, 2024 11:52 AM
To: White, Ben M (DOT) <ben.white@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; dnr.scro@alaska.gov; stuart.leidner@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; colton.percy@alaska.gov; Sarah Myers (sarah.myers@alaska.gov) <sarah.myers@alaska.gov>; dec.agencyreviews@alaska.gov; msb.hpc@gmail.com; MEA ROW - MEA (mearow@mea.coop) <mearow@mea.coop>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; regpagemaster@usace.army.mil; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Ally Egbert <Ally.Egbert@matsugov.us>; Lesley Norris <lesley.norris@matsugov.us>
Subject: Request for Comments for Ark @ Denali RV campground resort CUP

Good Morning,

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. Outside of any RSA.

The Planning Commission will conduct a public hearing on this request on **December 16, 2024**.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
RECEIVED Public Facilities

NOV 08 2024
Mat-Su Borough
Development Services

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

November 8, 2024

Peggy Horton, Planner
Development Services Division
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Administrative Permit 10301 and Conditional Use Permit 10248 Review

Dear Ms. Horton:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following conditional use permits and have the following comments:

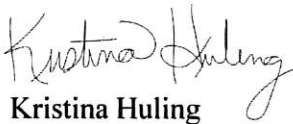
- **Permit 10301 – Administrative Permit for Earth Materials Extraction Activities – MSB 17.30 – Mass Excavation, Inc / Cody Trosseth (Fireweed Road and Fairview Loop Road)**
 - Track out conditions onto Fireweed Road as detailed within the driveway permit.
 - Please be advised that this permit is within the boundary of the [Fairview Loop Pathway & Safety Improvements project](#). For further information please contact project manager Lauren Little at lauren.little@alaska.gov or 907-378-5911.
- **Permit 10248 – Conditional Use Permit for Denali State Park Special Land Use District – MSB 17.17 – Ark @ Denali RV Campground Resort / The Boutet Company Inc., for Yolanda D'Oyen (Parks Highway MP 136)**
 - DOT&PF will require a Traffic Impact Analysis (TIA) or a Limited Traffic Impact Analysis for this development. Contact DOT&PF Right of Way Property Manager Supervisor Matt Walsh at matthew.walsh@alaska.gov or 907-269-0677 to initiate the TIA process. The TIA will determine requirements for access to the Parks Highway, which will then be permitted through the Approach Road Review process. Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - The Parks Highway is classified as Interstate and changes to Interstate access require review and concurrence from the Federal Highway Administration (FHWA).

- Please be advised that this permit is within the boundary of the [Parks Highway MP 99 – 163 Drainage & Culvert Improvements](#) project Phase 1, which is scheduled for construction in the spring of 2025. For further information contact design project manager Aaron Hunting at aaron.hunting@alaska.gov or 907-269-0546. For construction questions please contact construction project manager Ericka Moore at ericka.moore@alaska.gov or 907-269-0450.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action or change in use and must be reissued.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

From: [Daniel Dahms](#)
To: [Peggy Horton](#)
Cc: [Brad Sworts](#); [Jamie Taylor](#); [Tammy Simmons](#)
Subject: RE: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Tuesday, November 19, 2024 3:24:01 PM

Peggy,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Friday, October 25, 2024 11:52 AM
To: White, Ben M (DOT) <ben.white@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Kyler Hylton (kyler.hylton@alaska.gov) <kyler.hylton@alaska.gov>; dnr.scro@alaska.gov; stuart.leidner@alaska.gov; James Walker (james.walker2@alaska.gov) <james.walker2@alaska.gov>; colton.percy@alaska.gov; Sarah Myers (sarah.myers@alaska.gov) <sarah.myers@alaska.gov>; dec.agencyreviews@alaska.gov; msb.hpc@gmail.com; MEA ROW - MEA (mearow@mea.coop) <mearow@mea.coop>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; regpagemaster@usace.army.mil; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Ally Egbert <Ally.Egbert@matsugov.us>; Lesley Norris <lesley.norris@matsugov.us>
Subject: Request for Comments for Ark @ Denali RV campground resort CUP

Good Morning,

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. Outside of any RSA.

From: [Percy, Colton T \(DFG\)](#)
To: [Peggy Horton](#)
Cc: [Salminen, Mandy M \(DFG\)](#); [Myers, Sarah E E \(DFG\)](#)
Subject: RE: Request for Comments for Ark @ Denali RV campground resort CUP
Date: Friday, November 22, 2024 2:00:52 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Peggy,

Alaska Department of Fish and Game (ADF&G) has reviewed this Conditional Use Permit application to construct and operate an RV campground within Denali State Park Special Land Use District. ADF&G has **no objections** to this application with the following comment:

-The property is located on the Chulitna River. This river has been specified as being important for the spawning, rearing, or migration of anadromous fishes (AWC: 247-41-10200-2381) pursuant to AS 16.05.871(a). The Chulitna River also supports Dolly Varden. This property also contains within its borders an unnamed stream (AWC Code: 247-41-10200-2381-3116). This stream also has been specified as being important for the spawning, rearing, or migration of anadromous fishes pursuant to AS 16.05.871(a). This application describes construction and operation of bridge to cross the unnamed stream and a gravel boat ramp to access the Chulitna River. Construction for these structures will require a habitat permit. If you have any questions, I can be reached at (907)861-3203 or mandy.salminen@alaska.gov.

Thank you for the opportunity to review and comment on this conditional use permit application.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game
Division of Wildlife Conservation
907-267-2118

From: Peggy Horton <Peggy.Horton@matsugov.us>

Sent: Friday, October 25, 2024 11:52 AM

To: White, Ben M (DOT) <ben.white@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Hylton, Kyler (DOT) <kyler.hylton@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Leidner, Stuart R (DNR) <stuart.leidner@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; DEC Agency Reviews <dec.agencyreviews@alaska.gov>; msb.hpc@gmail.com; MEA ROW - MEA (mearow@mea.coop) <mearow@mea.coop>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>; Brian Davis <Brian.Davis@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Land Management <Land.Management@matsugov.us>; regpagemaster@usace.army.mil; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Katrina Kline

<katrina.kline@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Jason Ortiz <Jason.Ortiz@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Ally Egbert <Ally.Egbert@matsugov.us>; Lesley Norris <lesley.norris@matsugov.us>

Subject: Request for Comments for Ark @ Denali RV campground resort CUP

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The Boutet Company, Inc., for Yolanda D'Oyen, submitted an application for a Conditional Use Permit under MSB 17.17—Denali State Park Special Land Use District to construct and operate an RV campground resort within the park's boundaries. The site is located at Milepost 135.7, 4852 North Parks Highway, Tax ID #U04998000L02-4. Outside of any RSA.

The Planning Commission will conduct a public hearing on this request on **December 16, 2024**.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - MSB 17.17 -- Denali State Park Special Land Use District](#)

Comments are due on or before **November 22, 2024**, and will be included in the Planning Commission packet for the Commissioner's review and information. Please be advised that comments received after that date will not be included in the staff report to the Planning Commission. Thank you for your review.

Regards,

Peggy Horton
Matanuska-Susitna Borough
Development Services Division
Current Planner
907-861-7862

Public Comments

Public Comments
Received for 12-16-24 meeting

December 7, 2024

PO Box 766
Talkeetna, AK 99676

TO: MSB Planning Commission

FROM: John Strassenburgh

RE: Public Comments regarding Planning Commission ("PC") Resolution 24-33,
ARK@Denali Conditional Use Permit ("ARK") within Denali State Park ("DSP")

Dear Planning Commissioners,

I write as a resident of the northern Susitna Valley, frequent user of Denali State Park, and past member of the Mat-Su State Parks Citizen's Advisory Board. I am writing at the 11th hour because I did not learn about this proposed action until the evening of December 2, 2024.

I have reviewed the Staff Report and the PC Packet ("Packet") for its December 16, 2024 meeting. I am not surprised that Staff recommends approval of the CUP, after all, the subject property is within an area designated by the Denali State Park Management Plan (2006) Recreation Development. Within this designation, "large scale public recreation and tourism facility development" is allowed, **"provided that potential management problems are addressed."**

And there is the rub. Although Staff did a reasonably thorough job of addressing the technical aspects of the CUP application, it failed to consider the practical effect of the development on the users of DSP, particularly the multitudes of visitors to Kesugi Ken and hiking to Curry Ridge in the vicinity of Rocky Knob and beyond. It also failed to establish clear, enforceable conditions of approval. I explain below.

Page 145 of the Packet indicates "Staff did not receive any public comments for this Conditional Use Permit." Similar language appears on page 2 of the Staff Report. The reason for no public comments was not apathy among the public; it was because nobody knew about it. The Borough's public notices were sent out as follows:

- 2 notices went to adjacent landowner, Gladys Traversie, Anchorage owner of 2 lots
- 1 notice went to UCI LLC, Anchorage
- 1 notice went to the owner of the subject property Yolanda D'Oyen, Covina, CA
- 1 notice went to State of Alaska DNR Division of Lands, Anchorage
- 1 notice went to State of Alaska Division of Parks and Outdoor Recreation ("DPOR"), Anchorage

Five notices went to an Anchorage address, and one went to a Covina, CA address.

Zero notices went to the northern valley Community Councils, and zero to northern Susitna Valley residents, business (not even those with concessions within DSP), or organizations. State Parks are not located in residential neighborhoods. Normal distances for required notice don't apply, but Planning Department surely has the authority to send to the northern Community Councils, it did not do so.

It is implausible that the Planning Staff would receive NO PUBLIC COMMENTS regarding an action within a popular State Park, especially considering the nearby heavily used Kesugi Ken facility and trail to Curry Ridge, with expansive views of the Chulitna River with a back drop of the Alaska Range and Denali. It is especially implausible when helicopter tour operations is part of the development plan. In these circumstances, one would expect a cascade of public comments. And yet nothing.

The lack of public response is a crystal clear indication that the public was unaware that this was going on, and, by extension, an indication that the Planning Department's noticing regimen was sorely deficient.

I cite from MSB Code for the Denali State Park Special Use District:

"17.17.140 INTENT

"It is recognized that there are certain uses which are generally considered appropriate in this district, provided that controls and safeguards are applied to ensure their compatibility with permitted principal uses. The conditional use permit procedure is intended to allow planning commission consideration of the impact of the proposed conditional use on surrounding property and the application of controls and safeguards to assure that the conditional use will be compatible with the surrounding area and in keeping with the character and integrity of the Denali State Park."

It is simply impossible for the Borough to comply with this stipulation of Borough Code without hearing from the people who use and are knowledgeable of the park and are directly affected by a development of this complexity and scale.

Helicopter Tours

I expect that had the public known about this ARK development, that Staff would have received a boatload of comments objecting to the helicopter tours. The September 12, 2024 5 page plan letter entitled "ARK@Denali – Application for Conditional use" ("ARK letter" or "letter") describes plans to offer helicopter tours (page 2) :

"Helicopter tours will be conducted by a third party operator from the onsite helipad.... Helicopter tours will be conducted within the hours of 9:00 AM to 5:00 PM from May 15 to September 30.... Tours may initiate from other locations with a stop to pick up additional passengers at ARK... Tours will be approximately 1 hour in length.... It is

estimated that no more than 1 tour per hour on average will be conducted from the site.... “

If a helicopter tour is initiated from another location, each tour will involve four operations: a landing and takeoff to pick up ARK customers and a landing and takeoff to drop off those customers at the end of their tour. If a helicopter is stationed at ARK, there would be two operations, one take off and one landing per tour. This means that each tour will involve either two or four operations per hour, between 9:00 AM and 5:00 PM, 7 days a week from May 15th to September 30th. The language of the ARK letter is general, vague, and open ended. There is no mention of number of helicopters that could be put into use, and the “1 tour per hour on average” is “estimated.” In short, there is no cap on the number of flights.

This potentially very high level of helicopter operations would be a continual disruption and annoyance to users of Denali State Park, particularly (but not exclusively) to those visiting Kesugi Ken and trying to enjoy a quiet hike to Curry Ridge and Rocky Knob. Helicopter operations would severely degrade the quality of the visitor experience of Denali State Park.

The MSB Denali State Park Special Land Use District states that a conditional use may be approved only if such use “will not detract from the value, character, or integrity of Denali State Park” (MSB 17.17.180(A)(1)). **Helicopter tour operations are a compelling example of a use that DOES IN FACT detract from the value, character, or integrity of the Park.** Staff is incorrect in concluding otherwise.

Bears

Another aspect of the ARK Plan that deserves mention is the management of bears. A first area of concern is the storage and handling of trash. The ARK letter notes that bear proof trash receptacles would be located throughout the site and the trash moved regularly to dumpsters. The ARK letter does not note whether or not the dumpsters would be bear proof. The Staff Report does not mention bear issues at all. Food conditioned bears usually end up being shot or hurting someone, or worse.

I recommend that any approval of the ARK CUP be conditioned on a requirement that bear management processes be put in place, and this would include not only the exclusive use of bear proof trash/garbage containers throughout the site, but also requiring that DUMPSTERS also be bear proof. It is very important that bears be prevented from getting into the trash and food waste. If not, then we would have problems with food conditioned bears not only in the ARK site but also throughout the Park, putting people at risk.

Approval of the ARK CUP should also be conditioned on proper management of bears and salmon. The stream that runs through the subject property and a bridge over said stream leads to the tent camping area. This stream is anadromous, and bear will be feeding there when the salmon are running. The ARK tent camp is placed in an area which bears are bound to use to access their salmon food source. It's a bad idea to displace bears or get in their way, especially

when they are on the march to food. I don't see anything in the Staff Report or the ARK Plan letter that considers the use of the area by the bears, or suggests a Bear Aware program, or even provides bear proof storage containers or lockers for campers' food. This lack of consideration puts people at risk, and bears as well, because poor planning and no provision for educating humans allows bears to become problem bears and then shot.

The MSB Denali State Park SPUD states that a conditional use may be approved only if such use "will not be harmful to the public health, safety, convenience and welfare" (MSB 17.17.180(A)(3))." This is an example of how the CUP would in fact be harmful to the public health, safety, convenience and welfare. Again, contrary to staff's conclusions.

Personal Watercraft

Another way that the CUP WOULD BE "harmful to the public health, safety, convenience and welfare" is ARK's plan to provide a launching site for "personal watercraft" (PWC). This term is generally applied to jet ski type watercraft of various manufacturers. The context of the ARK letter does not fit with this definition, so I am unsure what type of water conveyance ARK has in mind. In any event, Staff and ARK should recognize that the Chulitna River is a cold, silty river with shifting channels and strong currents, sometimes with floating debris. It is no place for a person who doesn't know what they are doing. The developer's promotion of this without adequate forethought represents a public health and safety risk, again contrary to CUP approval requirements set forth in MSB 17.17.180(A)(3), and contrary to staff's conclusions.

Standards for Approval of ARK CUP

The Staff Report at Page 10 (p 18 of the Packet) under STAFF RECOMMENDATIONS, number 3. states:

3. "All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit..... "

As illustrated under Helicopter Tours above, the "description detailed in the application material...." states the numbers of helicopter tours are "estimated." Estimates are just that, educated guesses; they are not hard limits, and they are unenforceable. Even if the Borough had in hand the flight records that repeatedly showed more than one tour and hour (on average) it would not be enforceable because estimates aren't enforceable. And if it's not enforceable, the Borough has no way to hold ARK accountable. As noted above, there is effectively no cap on the number of helicopter flights.

Denali State Park Management Plan (2006)

I am also concerned that the Denali State Park Management Plan (2006), except for the Recreational Development land use designation, wasn't broadly consulted. For example, the DSP Plan specifically focuses on MP 135-136 of the Parks Highway (proposed Development is at

mile 135.7) and recommends protection of “the natural setting and viewshed integrity from the Parks Highway Visitor Center” because “the viewshed integrity is very important to the proposed Parks Highway Visitor Center.”

The Denali State Park Management Plan (2006) lists Management Objectives to “avoid non-compatible development within and adjacent to the Park” and “prevent the proliferation of roadside development.”

Neither of these recommendations or objectives were mentioned in the Staff Report. I realize that the Denali State Park Management Plan (2006) is not Borough Code, but DSP Plan should have been consulted as a standard by which to measure whether or not the ARK development detracted from the value, character and integrity of Denali State Park.

DSP Plan should have been referenced by Borough Staff and DPOR should have weighted in to protect the integrity of the Park and the quality of the visitor experience.

One of my concerns is that if DSP inholdings continue to be developed, and DPOR and Borough Staff don't step in to protect the integrity of the Park, we are going to have what the Denali State Management Plan (2006) recommends to avoid, that is to prevent proliferation of roadside development. Think, GLITTER GULCH SOUTH.

It is long past the time¹ for the Borough, in cooperation with DPOR, to maintain the value, character and integrity of Denali State Park and the quality of the visitor experience.

The Borough can start right now by removing helicopter tours from the ARK Plan and only issue the CUP on the condition that there be NO HELICOPTER TOURS, as well as address bear safety and other issues I have described in this letter.

The lack of public notice in this matter is egregious, and deprived those most affected, the park users, of the opportunity to be heard and it deprived Staff and the Planning Commission from receiving important, relevant information to better inform its decision.

Accordingly, I ask that the Planning Commission extend the public hearing until its February 3, 2025 meeting, and, furthermore, I ask the Planning Commission to immediately notice the Northern Valley Community Councils and accept comment until its February meeting.

Sincerely,
/s/
John Strassenburgh

¹ See Dale Van Doren file number CUP2007-0029, which was a CUP application to build a tourism hotel on a parcel that adjoins the Subject Parcel (i.e., ARK) on its south. The Planning Commission denial was upheld by BOAA case 08-04. The Van Doren case raised enough issues that a DSP SPUD process was begun via a committee with MSB, DNR, DPOR, Princess, NPS, Mat-Su State Parks Citizen's Advisory Board, Talkeetna Community Council, and several northern Susitna residents. For reasons unknown to me, the project fizzled near the end.



Denali State Park Conditional Use Permit

From joe page <joepage52@gmail.com>

Date Sun 12/8/2024 3:49 PM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Commissioners:

As you well know, Denali State Park is one of the gems of the Matanuska Susitna Borough. I have enjoyed all aspects of the park for over 45 years including camping, hiking, canoeing, rafting, fishing, and introducing young people to outdoor leadership skills backpacking the park's great trail system.

While other details of this development need to be carefully examined, I am especially concerned about the proposed helicopter tours. This particular activity would seriously alter the quality of Denali State Park visitor experience.

I urge you to keep the Public Hearing process open and to give people adequate time to read and review the 158 page packet and give the Commission adequate time to determine whether additional conditions of approval should be added to the CUP.

Thank you,

Joe Page
Talkeetna, Alaska



Outlook

Denali State Park Development Proposal CUP

From Patricia Fisher <psfisherak49@gmail.com>

Date Mon 12/9/2024 10:45 AM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Regarding this CUP, there was insufficient public notice of this conditional use permit application. Only 6 notices were mailed out; none were to Community Councils or other organizations in the Northern Susitna Valley (5 went to Anchorage and 1 to the developer in California.)

You need to correct this notification failure before you take action on this CUP.



Outlook

Comments: Resolution 24-33, December 16, 2024 Regular Meeting

From Ralph <rbaldwin@mtaonline.net>

Date Mon 12/9/2024 10:58 AM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

RE: December 16, 2024 Regular Meeting, Resolution 24-33

Members of the Mat-Su Borough Planning Commission:

I write you with concerns regarding the Conditional Use Permit application for an RV Campground Resort within the boundaries of Denali State Park at MP 135.7 North Parks highway. The applicant is Tim Alley, P.E. for First Colony Developers..

My name is Ralph Baldwin, I have lived in Wasilla for more than 30 years and lived and worked in the small villages in western Alaska before that. I have been a resident of the state for 45 years. I raised my family in these areas and have enjoyed camping and hiking in the northern Susitna Valley. I was a member of the State Parks Citizens Advisory Committee for the Mat-Su Valley and Copper River Basin for seven years, 2002-2009, and hiked the Kesugi Ridge with the planning group of the Division of Parks & Outdoor Recreation during the early planning stages of the K'esugi Ken Campground.

My first concern is for what I hear is an extremely limited public notification of this proposed development, an inholding within Denali State Park. Is it true that only six public notices have been sent out? Five to Anchorage addresses and one to a California address, the address of the owner of the inholding? This is not acceptable. Notifications should be sent out to Northern Valley residents and businesses especially to those currently holding Denali State Park concessions. Please make wider notification and extend the comment period so that those most directly affected can weigh in on this project.

My second concern is for the proposed helicopter pad adjacent to the RV campground. The description estimates as many as one helicopter departure every hour? The sound and visual impact across the valley and on those on those hiking and camping in Denali State Park would be significant and detrimental to the very reason they come to admire the beauty and solitude of this magnificent State Park. Please reconsider the allowance of this feature of the proposed RV campground. It is not appropriate for this site.

My third concern is for the developer to have all necessary permits in hand before the Planning Commission grants conditional use. In particular, permits from the Alaska Department of Fish & Game for building a bridge across the stream to the tent camping area and a permit from ADF&G to build a boat launch on the Chulitna River. Are there salmon seasonally in this stream? If so, this could pose a serious hazard to tent campers if bears come to this area. What sort of watercraft would be launched from the Chulitna boat launch? The river can be a challenging experience. Also, Alaska DOT's required traffic impact analysis (TIA) should be completed and considered before issuing a conditional use permit. The proposed inholding development is located essentially across the street from the K'esugi Ken driveway entrance and traffic is high speed in that area.

Most importantly, please make a greater effort to notify concerned parties and extend the public hearing comment time frame. Thank you for consideration of my concerns.

Sincerely,
Ralph Baldwin
3850 Wickersham Way
Wasilla, AK 99654



Outlook

Property owner comment re: proposed helicopter tours near K'esugi Ken

From Will Elliott <elliott.will@gmail.com>

Date Mon 12/9/2024 5:09 PM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear Mat-Su Planning Commission members,

I own property roughly in line with the proposed RV park and helicopter development that would be located just north of K'esugi Ken, on the agenda for your Dec. 16th meeting. I am also a user of Denali State Park and familiar with that area in particular having worked there as a State Parks employee in college, and traveling through there each fall for hunting; I am also familiar with helicopter tours as a former guide and have participated in helicopter tourism.

I oppose the helicopter part of this proposal for the following reasons. The owners of the prospective project have a right to develop their property, but they do not have a right to degrade adjacent public lands for all other users, with increased noise, wildlife disturbance, and other well-documented consequences of helicopter traffic.

First, I ask that you keep the rest of us users of the area in mind and require concrete, measurable, enforceable rules for any helicopter tour traffic if the project is to go forward; I urge you not to expect the developer to 'self-regulate.' It should be defined where helicopters will go, when, and how many. Please do not allow for general, vague, or non-binding language that allows a larger area, more flights, or more time than expected. If conflicts arise between the tour operator and other user groups— who will intervene? What is the process? We have all seen examples of waiting for problems to occur, putting the burden on other users to complain, and then concluding that there aren't enough resources to monitor or enforce... the Denali State Park area is too important to let that happen.

Second, there are few areas with tundra access within a reasonable drive of Anchorage that are not now heavily impacted by increased foot and air traffic. A helicopter popping up above K'esugi ridge to show clients the fall colors, etc., will be visible and audible all the way over into the Susitna Valley, where people live and recreate along the railroad corridor. This isn't a case of a few people saying 'not in my backyard'; this is a case of one very small user group— helicopter clients —participating in a luxury activity that visually and audibly impacts everyone else within miles. People use the area for pursuits like hunting, hiking, and experiencing public lands in a relatively natural state; helicopter presence impacts all of those.

I would point the commission to the evidence that has already been gathered on this topic in communities like Haines, Skagway, and Juneau, where helicopters are contentious, impacting quality of life and having well-established, measurable, harmful effects on wildlife.

Finally, I am concerned about the lack of public notice. I learned of this project from a neighbor, less than

one week before the hearing. Comments collected on such short notice do not give an accurate picture of stakeholders, potential problems, or the detailed, objective questions all participants need to be asking regarding such a potentially impactful development.

Overall, Denali State Park offers residents and visitors more opportunities and value than most people will ever explore, top to bottom, in a lifetime. I speak from experience when I caution you that helicopter tours don't add to that value; they detract from it, for everyone other than the few people involved.

Thank you for taking my comments into consideration,

Will Elliott
907-957-2347
Anchorage / Talkeetna



Outlook

Ark@Denali Conditional Use Permit comment letter

From Brian Okonek <brianokonek@gmail.com>

Date Mon 12/9/2024 9:54 PM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>; Alex Strawn
<Alex.Strawn@matsugov.us>

1 attachment (348 KB)

MSB CUP Ark@ Denali comment letter.pages;

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dec. 9, 2024

Brian Okonek
P.O. Box 583
Talkeetna, AK 99676

To:
Planning Commission
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

Email: msb_planning_commission@matsugov.us
Cc: Alex.Strawn@matsugov.us

Re: Ark@Denali Conditional Use Permit Application,

Dear MSB Planning Commission,

Thank you for this opportunity to comment on a proposed development on private land within Denali State Park at mile 135.7 of the George Parks Highway. As you are well aware Ark@Denali proposes to construct a RV campground, convenience store, rental cabins, a walk-in campground and a heliport at an area where gravel was extracted in the past or near the materials site.

I am pleased that the development of a private campground and the other facilities on private land within Denali State Park must receive a Conditional Use Permit from the Matanuska-Susitna Borough. The Planning Commission has an important duty to, as the DSP CUP language reads "assure that the conditional use will be compatible with the surrounding area and keeping with the character and integrity of Denali State Park." Denali State Park is a gem in the Alaska State Park's system for its Denali views and recreational opportunities. The George Parks Highway bisects it making it highly accessible. On the west side of the highway is the Chulitna River that offers rafters and kayakers scenic boating experiences on a wild, braided glacier fed river. To the east are Curry and Kesugi Ridges that offer residents and visitors remarkable alpine tundra hiking with exceptional panoramic views of the Alaska Range. With a system of trails that allow for day hiking and multi day backpacking, rivers to float, state park campgrounds and lodges all easily accessed from the George Parks Highway the park is very popular. There are also a number of private inholdings in the park and therefore this necessity for there to be a permitting system to preserve "the integrity and character of Denali State Park." The entire impact of future development along the highway corridor and how each will affect the scenic corridor of the highway and the experience and safety of all users of the park, both front and back country, must be considered to retain the quality of Denali State Park.

I learned about this proposal only a few days ago. I am disappointed that the Trapper Creek and Talkeetna Community Councils were not notified. There should have also been notification in the Anchorage paper. Denali State Park is used and enjoyed by many people. The public should have the opportunity to express their views on proposed plans in the initial phase of the planning process. To allow for the public to have the opportunity to comment on this development proposal I request that you keep the public hearing period open.

There is no doubt that the site that Ark@Denali proposes to develop offers splendid views of Denali and other peaks of the Alaska Range that would be enjoyed by all that camp or rent a cabin there during clear weather. This is the view that the park is renowned for. I would like to bring to your attention a few things that would help protect visitors and the character and wildlife of Denali State Park.

The developer stated that they would install bear resistant trash receptacles. This is a must. The MSB staff report on Page 16, #6 mentions trash cans, but does not state that they should be bear resistant. Denali State Park is excellent habitat for both brown and black bears and there is an unnamed salmon stream that crosses the property. The South Denali Implementation Plan and Environmental Impact Statement 2005 produced by the National Park Service in cooperation with the Matanuska-Susitna Borough and the State of Alaska states on page 69: "Both brown and black bears inhabit the South Denali area.From late June through early August, spawning concentrations of anadromous fish attract bears to the smaller streams in the lowlands." The 2006 Denali State Park Management Plan page 26 states that: "Grizzly bear and black bear overlap in Denali State Park. Salmon streams and berry patches provide a good food source for both species. Most salmon streams are located at the southern end of the park, and probably explain the higher concentrations of bear observed here." The unnamed stream that crosses the property in question for development is one of these smaller streams at the south end of Denali State Park. This is the area on the south side of Denali that the Ark@Denali is proposing to build a campground. The 2006 Denali State Park Management Plan on page 110 states: "Measures will be taken to reduce the potential for bear/human encounters.Use of bear-proof

garbage containers will continue to be required around visitor centers, picnic areas, trails, interpretive waysides, and camping facilities in Denali State Park, and use of these containers may be required on private lands within and adjacent to Denali State Park." One of the most common problems contributing to bear/human conflicts is trash and human food that bears have access to. It is imperative that the MSB emphasize the requirement for there to be bear resistant trash receptacles and bear resistant dumpsters. Dumpsters must be closed and secured when employees are not putting trash into them. It is all too common for bear resistant dumpster lids to be left open. It is also critical for there to be bear resistant food storage bins available to be used in the tent campground and that campers are required to store their food and other bear attractants in them. RV campers will need to be instructed not to leave food outside their vehicle when they are not at their vehicle or overnight. When there is no human food available to bears they may pass through the campground, but will not hang around endangering visitors or themselves. Habituated bears that have gotten into trash and food left unattended can endanger the public for a large area including the DSP facilities and other private facilities in Denali State Park.

The Ark@Denali plan includes a bridge to be built over an unnamed stream to access a walk-in campground. The stream is classified as an anadromous stream by ADF&G. Having a trail and a bridge to access a tent campground along a salmon stream is inviting bear/human problems. Bears utilize most of the salmon streams along the Chulitna River. A tent campground near the salmon stream is a recipe for problems. Bears will pass through the tent campground while coming and going to the salmon stream. Someone could easily encounter a bear at close quarters. It would be much safer for the tent campground to be in a different location away from the salmon stream. If the area near the creek is left undeveloped without a bridge or campground the bears could fish for salmon without human disturbance and there would be far fewer opportunities for there to be bear/human conflicts keeping visitors safe and maintaining the character of Denali State Park by avoiding displacing bears from the stream. Relocating the tent campground to a safer location where the potential for bear/human conflicts is much more unlikely should be a part of approving this conditional use permit.

It is unclear if the proposed Chulitna River access ramp for personal watercraft, but not boats on trailers, means that it is for launching rafts, kayaks and other non motorized boats. It should be for the launching of non motorized boats only. Most boating activity on the Chulitna River in the summer are boaters floating down river in non motorized boats.

I am surprised that Ark@Denali is proposing developing a heliport for a third party to operate helicopter scenic flights from. A heliport, campground and rental cabins are a poor mix of activities. Helicopters are noisy aircraft and will "detract from the character and integrity of Denali State Park" in a major way. This is true for the visitors who are camping or renting a cabin at Ark@Denali and those that are in the backcountry hiking and boating or in the front country at park campgrounds and waysides. Ark@Denali states that the heliport would be in operation May 15-Sept. 15 from 9:00 am to 5:00 pm daily. When the weather is flyable there could be a large number of noise disturbances each day as helicopters land and take off. The take off decibels for three common helicopters being used are: Robinson 44 - 90 dB, Bell 206 - 100 dB and the Astar 350 - 108 dB. 90 dB's is like a gas powered lawn mower. Hearing a normal conversation is difficult or impossible when something nearby, like a helicopter taking off, is producing 90 dB's. This level of noise is disruptive to people and wildlife and will "detract from the character and integrity of Denali State Park." Helicopter noise will not be confined to the heliport.

Trees along the George Parks Highway and topography of the terrain will help screen the RV campground and convenience store from the road. The Ark@Denali development will however, be squarely in the viewshed for those hiking the Curry Ridge trail. This is the most popular trail to the alpine country in the Denali State Park. It is hard to hide a RV park.

As I have stated above there are other things that the Planning Commission can do to mitigate the impacts of the proposed development. In short:

- 1 - Make it absolutely clear how trash and food must be handled. Both must be stored in bear resistant and latched containers or inside the store or RV's. Trash and food can not be available to bears. This is a safety issue for people.
- 2 - The tent campground should not be located by the unnamed salmon stream. This is encouraging bear/human encounters and is not safe for people.
- 3 - A heliport is not appropriate at this location. It will "detract from the character and integrity of Denali State Park" for many visitors.
4. - Keep the public hearing period open.

Sincerely,

Brian Okonek

To: Mat-Su Planning Commission
Date: December 10, 2024
VIA Email To: msb.planning.commission@matsugov.us.

Re: Comments MSB Planning Commission Resolution No. 24-33
Resolution of MSB Planning Commission Approving a Condition Use
Permit for a commercial use (Recreational Vehicle (RV) Campground
Resort) within the Denali State Park Special Use District

Dear Mat-Su Borough Planning Commissioners:

I am writing today because Denali State Park is one of my favorite places in the whole world. Many of you may not have hiked the trails that go up to K'esugi Ridge and Curry Ridge. The views of the Alaska Range, the glaciers, and the Chulitna River from the ridges is spectacular and unmatched from anywhere including from the national park. As you walk the trail towards the ridge, you soon leave the busy and noisy Parks Highway behind and ascend into the real Alaska. Whether day hiking or backpacking, it is wonderful! And, I understand why ARK has chosen this site for their development, but there are things that you need to consider that are not included in the staff report and staff recommendation for approval.

First, the public notice for this CUP consideration was not close to being adequate even if it technically met the borough's requirements. Only six notices were sent out— 1 went to the owner/developer, 2 went to the State, and the other 3 to addresses in Anchorage. Not one notice was sent to any of the Borough's community councils in the northern valley (Trapper Creek, Chase, Talkeetna, Susitna,) or to other community councils along the Parks Highway (WACO, Big Lake, Meadow Lakes.) The trails and campgrounds in Denali State Park are extremely popular for northern valley residents, all borough residents, many Alaska residents from Fairbanks to Anchorage, and, of course to tourists who visit Alaska and fuel our economic engines. While we need developments to accommodate visitors, it is critical that developments, especially developments on inholdings in the State Park, are approved and constructed and operated such that they do not detract from the park experience. We only learned of this application when a local news reporter mentioned it was introduced to the PC on December 2nd for public hearing on the 16th. We are trying to spread the word, but that takes time, and reviewing the materials takes more time. **Thus, I call on you, first, to keep this public hearing open and give yourselves more time to hear from others and to consider the conditions for this permit.**

Second, and my biggest concern, is that **the development includes a Helipad and the intention to conduct helicopter tours from the southwestern portion of the parcel, which is right below the K'esugi Ken campground and trails.** The application says that the intention is for a third party operator to conduct an 'estimated' one tour per hour 'on average.' Sometimes the

tour might start from ARK other times it might start somewhere else with a pick up at ARK. So, that could be as many as 2 takeoffs and 2 landings an hour. Or, the operator(s) might be using 2 helicopters and generate more takeoffs and landings. While the recommended condition says, **“All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit.”** how do you enforce ‘on average’ and ‘estimated’— **you cannot.** This is a noise issue as well as an enforcement issue. Regardless of how many decibels are generated noise travels up and helicopters are noisy. They will detract from the experience of hikers and campers on K’esugi Ridge. **The helipad and helicopter tours should not be allowed in the CUP.** Even better, ARK should remove it from the application and their plan altogether.

Third, there is **inadequate consideration of bear safety provisions.** While the application materials mention bear-proof trash cans, they do not mention bear-proof dumpsters. Both are critical for this location and should be listed as conditions of approval. Furthermore, some bear-proof containers are better than others. The borough should include **standards for bear-proof containers** and require **borough approval of the containers** that will be installed.

The application includes plans to to build **a bridge crossing the unnamed anadromous stream to the tent camping area:** Tent camping next to a salmon stream can be dangerous both for visitors and for bears. There is not enough information in the drawings to determine whether the proximity to the stream makes it an inappropriate (i.e., unsafe) location for tent camping. While ADF&G will require a permit for the bridge, both ADF&G and the borough should address that question and at a minimum **include a condition that the tent camping area be enclosed with an electric fence (such as is done at Katmai National Park,) and a condition for bear-proof food storage** at the tent campground.

Fourth, ARK plans to build a gravel **access ramp and launch to the Chulitna River** with access limited to foot traffic only, at least initially. The Chulitna is sometimes described as ‘gnarly.’ It is not a river for inexperienced boaters. The applicant uses the term ‘personal watercraft’ but does not define that term. Depending on the exact location it might be an appropriate place to launch rafts or pack rafts, but it certainly is not appropriate for SUPs (stand up paddle boards) or for jet skis (though these would use a trailer.) **The CUP should should be explicit in what water crafts can use the launch— for the Borough’s own protection as well as for public safety.**

Fifth, it is **critical that the entrance to the ARK development be sited such as it does not hinder traffic entering the Parks Highway** to travel either north or south. From the packet, it appears that Alaska DOT has requirements, and the applicant may have already adjusted the driveway location. It is not clear whether the site plan included in the packet is the original or a revised entrance. I ask the Planning Commission to **direct staff to engage with DOT and the applicant to ensure a safe design and share the final design with the PC.**

Sixth, The Applicant lists 6 agency permits that will be required. While the applicant wishes the 'use' to be approved before the permits are obtained, **the CUP should include a condition that all required agency permits are obtained** and list them. These agency permits are extremely important, and **the Borough should weigh in during the permit processes with specific suggestions relating to public health, safety, and welfare.**

Seventh, Staff recommends that the Conditions of Approval of the CUP include what's in the **Applicant Package**. Some of the wording is **vague or too general and, thus, not enforceable**. It's a long, long application, but it needs to be reviewed before a CUP is issued in terms of what is or isn't enforceable and changes made or conditions added accordingly.

Eighth, Both the Public Works and the Planning Department (Code Compliance) should monitor the project during construction and **final approval by both Public Works and Planning should be listed as a condition before the development can be opened for business.**

Finally, MSB code for the Denali State Park has 2 very important stipulations: **"The commercial use does not detract from the value, character, or integrity of Denali State Park (MSB 17.17.180(A)(1))."** and **"The commercial use will not be harmful to public health, safety, convenience, and welfare (MSB 17.17.180(A)(3))."** Neither of these requirements can be met until the Heliport is removed, and until bear safety, water safety, and traffic safety are ensured.

I appreciate the opportunity to comment.

Sincerely,
Ruth D. Wood
Talkeetna, Alaska



Outlook

Denali State Park CUP phase 1 and 2

From Pam & Roger Robinson <7332ski@gmail.com>

Date Tue 12/10/2024 5:49 PM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My wife and I are long time users of Denali State Park and 45 year residents of the Talkeetna/Trapper Creek Area. I was on the first Denali State Parks Advisory Board where our decisions were based on major south side development alternatives (mid 80's). Smaller well planned and phased in developments was our preference at that time. This CUP fits this category except for the helicopter's base of operations. I would prefer the helicopter to use the Boro's Mile 131 parking lot as its base since this is further from many of the recreational opportunities found at the K'esugi Ken recreation area. This 131 site is a former large gravel extraction location, located outside the State Park and has been used occasionally by federal and private helicopters in the past. It is currently maintained by the Boro as a winter parking location for residents and the winter trail system with the Boro (Trapper Creek/Petersville Winter Trails). Deputy Borough Manager George Hays can provide more information about this location and winter status maintained by the Boro.

Thank you for our consideration,
Roger and Pam Robinson
907-315-0501

December 10, 2024

Dear Planning Commission,

My name is Sue Deyoe and I would like to address the recent CUP application for Denali State Park from the Boutet Co. I've lived on both the north and south side of Denali State Park for 34 years, near the entrance of Denali National Park and in Talkeetna. I've hiked the trail system in the state park many times over the years and spent time in public use cabins in the park. I heard about this application on a news story and was astounded that there was little comment period and only 6 notices were mailed.

I realize that by the letter of the law/regulations perhaps that was the minimal requirement, but this is a state park. There are hundreds of people and businesses this might affect. Generally, a campground seems like it would be in keeping with the soundscape of the park, but there is a helicopter pad in the plan and one that calls for hourly helicopter use all day.

According to 17.17.140 of the Denali State Park Special Use District, conditional uses must be compatible with the surrounding area. I would disagree that continuous decibel level likely exceeding 90db is in keeping with the hiking and camping areas in the park.

I could comment on the fact that there are already 4 campgrounds within 10 miles of this application, but that just means this business venture has a lot to compete with. There is also a gift shop and restaurant within a mile. The one comment I would make is although the owner says that there will be reclamation of a gravel pit, this area is in the middle of the area devastated by beetle kill spruce and it could be chance to ask that some trees be replaced?

There are a number of questions I have, but would like more time to read through all 158 pages. I ask that you delay a decision and open up a comment period to allow people that live within a radius affected by helicopter overflights to comment. Construction rarely happens in winter, so there is a bit of time before the owner would start in on development. Also, the applicant lists 6 agency permits required and perhaps the CUP should include the condition that all agency permits are obtained, THEN the CUP is obtained. This CUP isn't in a busy downtown area, it is within an Alaska state park and it seems that Alaskans should have a chance to comment.

At the least, remove the helicopter use in the CUP since it does not comply with uses in the state park. It seems that the helicopter use would be suited to the state airport in Talkeetna, about 20 air miles away (could it be that there is air traffic confliction, too?)

Thank you for your attention in this matter and I hope to hear of an extended public comment period soon.

Sincerely,

Sue Deyoe
Talkeetna, Alaska



Outlook

Planning Commission Resolution 24

From Greg Campbell <gregsdevice@gmail.com>

Date Wed 12/11/2024 7:16 AM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am commenting on Planning Commission Resolution 24, Conditional Use Permit to operate a commercial use (Recreational

Vehicle (RV) campground resort) in accordance with MSB Chapter 17.17 – Denali State Park Special Land Use District

Location: 4852 N Parks Highway, Tax ID#s U04998000L002-4;

1. Public comment time should be extended and the hearing on the issue should be delayed. Insufficient notice was given to interested parties. This is why there was no public comment, the public did not know about it. Kesugi Ken campground and Denali State park are used by a large number of people in the Matsu borough, and this development impacts their use. No notice was given to residents of the upper Susitna Valley. The Frontiersman is a mostly Wasilla paper, and no notice was sent to local radio stations or community councils in the areas nearest to this development. Please extend the comment period, and give notice to those of us impacted.
2. My main objective is the construction of a helipad and the helicopter tours. This is inappropriate for this area, close to a state park campground and world class hiking trails that attract people from all of the Matsu borough, Alaska, and all over the world.

Thank you,
Greg Campbell
Talkeetna, AK 99676



Outlook

Denali State Park Development Proposal CUP

From maryostermick <maryostermick@gmail.com>

Date Thu 12/12/2024 7:18 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

I am writing to encourage the Planning Commission to strengthen conditions for the development of the proposed RV Campground Resort in Denali State Park. I have been a DSP user for over 35 years, hiking and camping in the park. During most of those years I owned an inholding further north in the park. The south end of the park contains a number of in-holders. Why weren't they notified of this proposal?? It's important to contact them as well as local community councils and to keep the public hearing process open so people have time to read and digest this.

As a current recreational user, I want to speak to the negative impact this development would have. Any helicopter use would create unacceptably loud and obnoxious noise which would easily carry to any of the K'esugi Ken trails, negatively impacting any users camping or hiking the trails there. It would also negatively impact any nearby wildlife.

Denali State Park is home to a number of wildlife species, including bears. Putting a campground near a salmon stream, which provides prime bear food, is a recipe for disaster. It is ill thought out and short-sighted.

This is just a sampling of reasons a conditional use permit needs to be strengthened and the public hearing process extended.

Thank you.

Mary Ostermick
PO Box 827
Talkeetna, AK 99676
maryostermick@gmail.com
907 795-6720



Outlook

Kasugi Ken area proposals

From Barbara Mannix <bmannix77@gmail.com>

Date Thu 12/12/2024 7:59 AM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To Whom it May Concern,

I am a long time Alaskan and a frequent user of the Kasugi Ken trail and campground.

What always impresses me is the diversity of the user groups that use this trail. There are so many families with small children, there are groups of teens, young couples, elderly people, runners and people visiting from all over the world.

The Kasugi Ken trail is the most accessible trail in Denali State Park for people who aren't going to be able to use some of the more difficult trails to access the backcountry. The trail is well used enough that people feel more comfortable getting away from the road corridor. For many, this may be the only opportunity that they will have to experience Alaska's backcountry wilderness and beauty. It would be a travesty for people in this park to have to hear helicopters taking off and landing continuously.

Please act in the favor of this immense user group of resident Alaskans and tourists that use and love this beautiful area and deny the helicopter aspect of this proposal. Noise pollution should not be an option.

Also, in considering a tent camping area near a salmon stream, it makes me wonder who the people are coming up with such an idea. This concept is a recipe for very bad outcomes.

Please reconsider this location and respect the resident bears that fish along this waterway.

Thank you for your time,

Barbara Mannix

Po Box 402
Talkeetna, AK 99676



Outlook

Public comments for Ark@Denali CUP in Denali State Park

From Howard Carbone <tkahmc@gmail.com>

Date Thu 12/12/2024 9:50 AM

To MSB Planning Commission <MSB.Planning.Commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To the Mat-Su Borough Planning Commission,

Thank you for the opportunity to comment on the proposed Ark@Denali development in Denali State Park.

From a business perspective, I strongly object to having a helicopter tour operation and helipad at that particular location. The associated noise would be in direct conflict with the current tourism activity at the adjacent state facilities of Denali View South, Kesugi Ken Campground, and the Curry Ridge Trail. The State of Alaska has spent many millions of dollars developing these facilities, the tourism industry relies on them, and this use would be a serious detriment to the experience of Alaskans and the tourism companies that rely on these facilities.

My family tourism business has operated in Denali State Park for 20 years. We take guests of the Mt. McKinley Princess Lodge and many other tour companies for guided hikes every day on the Curry Ridge Trail, which is directly across from this proposed development. It is a unique world-class trail system featuring spectacular views of Denali with easy access. It is a great asset to the State of Alaska, the Mat-Su Borough, the tourism industry, and to us Alaskans. However, allowing this particular use in this particular place would undermine all of that, including my own business. Due to how close this is, the lay of the land, and how loud helicopters are, this the worst imaginable place for frequent helicopter landings. There are alternative locations for this use where it would not cause these problems.

I am a proponent of economic development in Denali State Park. It has tremendous potential to be a thriving economic engine. This is exactly the reason there is a CUP process in the state park, so that we don't shoot ourselves in the foot with an incomparable use.

Please delay the consideration of this particular use until the proposed campground can demonstrate that they are a sound business, that the campground needs a heliport, and that there are no alternative locations that would not cause such serious conflicts.

Sincerely,

Howard Carbone
Alaska Nature Guides
(907) 355-6538

From: [J Stras](#)
To: [Alex Strawn](#); [Peggy Horton](#)
Subject: msb code and precedent re public notice ARK CUP
Date: Thursday, December 12, 2024 11:51:10 AM
Attachments: [CUP2007-0029 Mile 135 Parks Highway LLC notice.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

December 12, 2024

Dear Alex and Peggy,

This is an addendum to my comment letter dated December 7, 2024, regarding ARK CUP (file 10248, PC Reso 24-33). This CUP would be on an inholding within Denali State Park, with the most popular feature of the Park being the nearby Kesugi Ken and trail to Curry Ridge.

I make a strong case in my comment letter that the Borough's public notice for this proposed action was insufficient and improper. Below is hard support for my argument.

My argument is made much stronger because of Borough code at **17.17.120(A)(3)**, wherein the Director is given wide latitude for "determining whether or not to mail notices to an extended area." Given the fact the proposed development would have wide and adverse impact on the users of Denali State Park, as described in my December 7, 2024 letter, and given the fact that the public notice regimen employed by Planning staff yielded zero public comments, and given the fact that Planning received no public comments from people who use the Denali State Parks, and given the fact that the CUP Application states that helicopter tours would be part of the ARK development, given that helicopter noise reaches off the property and into the Park, it would be expected that the Director would exercise his discretion and authority to extend the notice recipients to include at least the Talkeetna Community Council, Inc. and the Trapper Creek Community Council.

There is **precedent** for the Borough Planning Division to do exactly that. In 2007, the Borough received and adjudicated an CUP request from Dale Van Doren to build a "Tourism Hotel" within Denali State Park on the parcel that is immediately adjacent to the present subject parcel where ARK@Denali requests a CUP to build and operate an RV Resort Campground. As far as noticing is concerned, this is an apples to apples comparison.

As you can see, from page two of the attached, under "Facts and Circumstances" and "Notification," in 2007, both the Talkeetna and Trapper Creek Community Councils were noticed by the Borough, thus providing the citizens in those communities an opportunity to participate and be heard on the proposed "Tourism Hotel" in Denali State Park.

In the present case, the Planning Division erred in depriving those members of the northern valley communities and the users of Denali State Park with the opportunity to participate in

this CUP decision, which materially affects them.

I recommend that the Planning Commission hold open the Public Hearing until its first meeting in February, which would give time for Staff to notice the upper valley Community Councils, for the Councils to get the word out, and for residents to digest the information and prepare comments. And sufficient time for Staff to consider comments and make changes, if any, to the Staff Report.

Thank you for your consideration.

Sincerely,

John Strassenburgh
jstras@mtaonline.net



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9833 • Fax (907) 745-9876

Email: planning@matsugov.us

January 20, 2025
Planning commission meeting
193 of 236

PLANNING DIVISION STAFF REPORT

File Number: CUP2007-0029

Applicant: Mile 135 Parks Highway, LLC

Request: Planning Commission Resolution 08-08

Request for a Conditional Use Permit in accordance with MSB 17.17 for construction of a lodge within the Denali State Park Special Land Use District

Location: U.S. Survey 4998, Lot 1, within Township 29 North, Range 5 West, Section 16, Seward Meridian; 4142 N. Parks Highway

Public Hearing Date: March 17, 2008

Reviewed By: Eileen Probasco, Chief of Planning *E. Probasco*

Staff: Susan Lee, Planner II *Susan Lee*

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1. Executive Summary
2. Facts and Circumstances
3. Denali State Park Management Plan, 2006
4. MSB 17.17 – Denali State Park Special Land Use District
5. Analysis
6. Conclusions of Law/Findings of Fact
7. Staff Recommendations

Attachments

1. Vicinity Map
2. Site Plan
3. Applicant's Supporting Material
4. Comments from MSB Planning Division dated July 3, 2007
5. Comments from MSB Community Development dated July 3, 2007

6. Comments from MSB Collections Division dated July 10, 2007
7. Comments from MSB Code Compliance Division dated July 5, 2007
8. Comments from MSB Planning Division dated August 1, 2007
9. Comments from Department of Environmental Conservation dated July 10, 2007
10. Comments from Department of Natural Resources, Water Resources Section dated July 26, 2007
11. Comments from Department of Fish & Game dated August 1, 2007
12. Comments from Department of Transportation & Public Facilities dated July 31, 2007 and February 27, 2008
13. Comments from Office of Habitat Management & Permitting dated July 31, 2007
14. Comments from U.S. Army Corps of Engineers dated July 24, 2007 and February 23, 2008
15. Comments from DNR, Division of Parks and Outdoor Recreation, dated February 27, 2008
16. Public comments
17. Planning Commission Resolution No. 08-08

1. Executive Summary

Description of Applicant's Request:

The applicant is proposing to construct a 60 room hotel/lodge building, restaurant, employee housing, maintenance building, outdoor hot tub pool and spa. The facility will be open year round. The proposed facility is located at mile 135.5 of the Parks Highway. The name of the facility will be South Denali Park Lodge.

Summary Analysis:

A conditional use permit has been submitted for the construction of a 60 room hotel/lodge with related support facilities within the Denali State Park Special Land Use District. Any commercial development within the Denali State Park Special Land Use District requires a conditional use permit. The conditional use permit procedure is intended to allow planning commission consideration of the impact of the proposed conditional use on surrounding property and the application of controls and safeguards to assure that the conditional use will be compatible with the surrounding area and in keeping with the character and integrity of the Denali State park. The Denali State Park Management Plan, 2006 specifically addresses the adverse impacts of development between miles 135 – 136 of the Parks Highway.

2. Facts and Circumstances

Notification:

Newspaper notification was published in The Frontiersman on February 19, 2008. Notices were mailed to the closest property owners within a mile of the site. Notices were also sent to the Talkeetna and Trapper Creek Community Councils.

Applicant:

Mile 135.5 Parks Highway LLC (Dale Van Doren)
509 W, Third Avenue #102
Anchorage, AK 99501

MOTION: Commissioner Ewing moved, seconded by Commissioner Halter to adopt Resolution 08-08 denying the application for Conditional Use Permit for the Construction of a Lodge within Denali State Park, Mile 135.5 Parks Highway, US Survey 4998, Lot 1.

DISCUSSION: Discussion occurred on the following:

- Things that were asked for were not provided;
- the contour lines on the map indicate about a 100 foot drop;
- it appears that there is a 50 -60 foot cliff on that side of the property;
- septic tank has moved from the original drawing;
- there is a difference in the way the Parks Highway is portrayed, one maps shows it curved and another does not;
- giving time to update the SpUD is critical;
- public concerns override private at this time;
- potential easement on the west side of the property;
- septic situation is a major concern

VOTE: Roll Call Vote to adopt Resolution 08-08:

Commissioner Klunder - Yes
Commissioner Ewing - Yes
Commissioner Bruu - Yes
Commissioner Halter - Yes
Commissioner Masteller - Abstained
Commissioner Larson - Yes

Motion carries five in favor and one abstention.

XIV NEW BUSINESS

None.

XV COMMISSION BUSINESS

A. Planning Commission Priorities

Discussion followed on a possible list of priorities:

Commissioner Bruu: It is a priority that staff compiles the policies and procedures into a single document; does not agree that the use of a handbook as policy is a good idea.

Ms. Probasco: Staff has prepared a document that is being reviewed and will be provided to you as soon as it is complete.

Commissioner Masteller: The main thing is that as a body the commission comes up with something that is a priority; if they want to add something to the list, then something has to come off; it is important for them to have a mechanism to be able to add to the list.

Commissioner Ewing: as soon as the attorney says it is touchy stuff, that is a red flag, we have to trust one another and trust the attorney; we all want clean water and a planned



Outlook

K'esugi Ken Development

From Krister Bowman <krister.bowman@gmail.com>

Date Thu 12/12/2024 2:57 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I'm writing in regards to the proposed 40 space RV development located near the K'esugi Ken recreational area near mile 135 on the Parks Highway. I've been a long-time resident in Trapper Creek and Talkeetna, and I've explored and enjoyed the area of this proposed development since first moving to the area in 1987. The unadulterated view across the Chulitna into the range is one of the best in the state and a draw for tourism.

This development proposal will profoundly impact that area, and I'm concerned that there's been inadequate time for public comment. I sit on the Community Council in Talkeetna and only heard about this via our local radio station. No notices were sent to my council or others in the valley.

The addition of a helipad raises concerns about noise disrupting the quiet that makes this area special, especially for those using nearby trails. Increased traffic in an already busy corridor could also create safety issues if not carefully planned.

Given the scale of this development and its potential impacts, I urge the Planning Commission to keep the public hearing open. This will allow more time for residents and stakeholders to review the application packet and provide informed feedback.

Thank you,
-Krister Bowman



Outlook

CUP for proposed development in Denali State Park

From Douglas Smith <dougseabird@gmail.com>

Date Thu 12/12/2024 8:11 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Folks,

I'd like to make a couple points about the proposed RV Campground and Resort by K'sugi Ken. I am a long-time (40 year) user of the area. I am not opposed to an RV campground. I think the conditional use permit should take a couple things into consideration.

1. There are many bears in the area the campground occupies. Mitigation measures to separate bears and people, and especially bears from people food, (such as those used in Katmai and Denali National Park) should be implemented and enforced. Out-of-state campers may not be aware of good practices in bear country and signage, bear-proof garbage cans, and fencing must be in place to avoid tragic consequences for people and bears. Salmon-run times are especially problematic.

2. **This is no place for a helicopter concession.** Hundreds of tourists and locals alike hike the area, and the noise of helicopters taking off, landing and flying around would severely compromise the wilderness experience so many are here to enjoy. For all these people to have their Alaska adventure ruined by noise (in a park no less), just so one outfit can profit, is a poor trade-off. And poor public policy. Keep the helicopter concessions at the airports. They have no place adjacent to one of the State Park's most popular campgrounds and trail systems.

That's my two cents' worth! If the plan was more widely available and there was more time for the local communities to comment, you'd probably get some more good ideas!

Thanks for your time,

Doug Smith
Talkeetna, AK
907-414-9850



Outlook

comments for Monday Planning Commission mtg.

From KimAdelia Leff <kadelia7591@gmail.com>

Date Thu 12/12/2024 9:24 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My name is KimAdelia Leff. I live in Talkeetna, off the Spur Rd and am writing to share concerns I have about the proposed large recreational development on an inholding in Denali State Park, across the Parks Highway and very close to the north entrance of the K'esugi Ken trail. My family and friends here, as well as friends in the interior (Fairbanks) consider the K'esugi Ken one of the most beautiful and best hiking and camping spots in the park.

I am very concerned with what a helipad and helicopter tour operation would mean for the area. The noise would be disruptive to people and wildlife alike. I believe to the point of ruining the experience for Alaskans and tourists alike. And then there are the bears and what it would mean for them. In the end, I feel like the bears would lose out. I am probably most bothered by HOW this is all happening. What is the general standard or protocol for implementing public notice for a proposal such as this? How is it that only 6 notices went out and none of them were to organizations such as community councils, KTNA, Denali Ed Center, or other groups that could help to get the word out across the Northern Su valley?

You can remedy this gross oversight by a few things, at least.

1. Give people time they need and deserve to look at your 158 page packet.
2. Be diligent in notifying the entire borough, including Northern Su residents.
3. After you've shared this information, take the insight and the feedback you've received, and give yourselves more time to determine what else may need to be considered.

Most sincerely,

KimAdelia Leff

907-378-9163

kadelia7591@gmail.com



Outlook

Ark@Denali RV Campground Resort

From Laura Wright <lauraw@mtaonline.net>

Date Fri 12/13/2024 12:05 AM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

I just heard about proposed development at a site very close to the Kesugi Ken Campground. I am a big user of the Denali State Park. I love to hike and for people like myself, who live in Talkeetna, this is the closest, real hiking in tundra that we have.

I do not want to hear helicopters hourly. I can already hear the highway from the ridge.

I find the entrance to Kesugi Ken a bit of a blind curve with a hill and adding more traffic to that area; especially slow moving vehicles who are not familiar with the area, to be hazardous. A traffic study needs to be done.

I have concerns of a boat launch on the Chulitna river. This needs to be looked at in detail. There are salmon, there are bears. I want to make sure that what is built doesn't interfere with either and is safe for humans as well.

Please do not offer a blanket CUP to this organization without several stipulations that will make it a safer and environmentally sound project.

Using code compliance as an enforcement tool DOES NOT WORK! The damage is already done.

Laura Wright
HC 89 Box 8129
Talkeetna, AK 99676



Outlook

Ark@Denali development in Denali State Park

From Joe Richardson <judassteer@yahoo.com>

Date Fri 12/13/2024 11:29 AM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Mat-Su Borough Planning Commission

To whom it may concern,

Thank you for the opportunity to comment on the proposed development of the Ark@Denali in Denali state Park.

My name is Joe Richardson. I have lived sine 1997 on the homestead my Grandmother, Mary Carey, established here in the mid-1960's. I'm also the operator of our business, Mary's McKinley View Lodge, located at 3013 N. Parks highway.

I'm not writing to oppose development of the campground and related operations at Ark@Denali, rather to oppose a specific part of that plan, the helicopter operations. I don't think anyone wants helicopters buzzing around their homes, and certainly that's not a part of the normal background noise in a place like this. It would be a severe degradation to the quality of life for myself and the handful of other people in this area. We have all worked hard and paid our dues to be residents of this amazing, and difficult, place to live, but the price paid in toil and isolation is tiny compared to the rewards of being so connected to wild lands. Please deny the CUP until some kind of rationality is applied, and consideration of long-existing residents taken into account. Outside developers coming into this area with pie-in-the-sky types of ideas is nothing new, and I have no impression that this latest attempt to exploit this place, by people who do not live here or have any connection to the land is any different.

I also do not think the work done so far at this site has been done in good faith. There are a great many problems with the site, and environmental concerns unaddressed.

As a gravel pit, the main area was stripped of all vegetation, and because the slopes were graded improperly there was a massive landslide during one of our rainy falls. At that time, an entire John Deere 450 bulldozer was buried in gravel and mud at the bottom of the hill. I do not know if it's ever been removed. There's no telling what kinds of contaminants went into the river. The access to Chulitna river is also problematic, as fragile wetlands and waterfowl habitat is prominent in the area below this blown-out slope, and this development would also put them at risk.

Thank you for your time and considering these remarks. We residents of Denali State Park look forward to any opportunity for public comment on this issue.

Joe Richardson



FW: MSB 17.17 -- Denali State Park Special Land Use District

From Peggy Horton <peggy.horton@matsugov.us>

Date Fri 12/13/2024 1:55 PM

To Lacie Olivieri <Lacie.Olivieri@matsugov.us>

Lacie,
Below is another comment for the public hearing handouts.

Peggy Horton
Current Planner
907-861-7862

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

From: Trisha <costellotrisha@gmail.com>

Sent: Friday, December 13, 2024 12:01 PM

To: Peggy Horton <peggy.horton@matsugov.us>

Subject: MSB 17.17 -- Denali State Park Special Land Use District

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Under the wire....

Am writing to express my concern about this project and what feels like little public notice. Even though initial public notice was given Oct. 26 it did not feel that it was adequately brought to the attention of most the general public.

My concern is that I'm unable to read any guidelines provided by the Denali State Park Special Land Use District itself. Where does that document live?

I would request a delay in considering allowing this CUP. It's my concern that without real knowledge of what is in the existing SpUD we may be looking at the beginning of another Glitter Gulch.

Trisha Costello
Talkeetna, Alaska

Public Comments
Received for 1-6-25 meeting

From: leslie.torrence@gci.net
To: [Peggy Horton](#)
Cc: [Kristi Helgen](#)
Subject: COMMENTS: January 6, 2025 Public Hearing for Milepost 135.7, 4852 North Parks Highway
Date: Sunday, December 22, 2024 10:21:50 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Peggy,

Thank you for the notification of the Mat-Su Borough Planning Commission meeting for the proposed Arc Denali campground at Milepost 135.7.

Name: Leslie Yvonne Torrence

Mailing Address: PO Box 91714, Anchorage, Alaska 99509

Nearby Property Ownership: 10697 East Chief Nicolai Lane, Trapper Creek, AK, 99683

COMMENTS:

1. I welcome a site like this especially if the store and restaurant are open year round. It is sad when the McKinley Princess Lodge and the McKinley Roadhouse close in September for the winter. It would also be nice to have nearby access to the Chulitna River.
2. I am concerned about the helicopter noise in the area all day long. There is an airfield on the edge of my lot and the occasional small plane landings and takeoffs are an aesthetically pleasing characteristic. But a continuous drone of helicopters is not. We can hear traveling helicopters flying over us for miles and it seems like a long time before they are gone.
3. There should be **NO FIRE RINGS**. People not familiar with the very high fire threat cannot always control themselves when it comes to having a bonfire. A fire ring looks like an invitation to start a fire regardless of the conditions. Maybe roll them out when there is snow on the ground and no threat of wildfire.
4. There are a few too many cabins, campsites, and motor home parking places. The facility looks too dense and a possible traffic problem.

QUESTIONS:

1. How much does it cost to use these camp sites and cabins?
2. What is the schedule for starting and finishing the phases of this project?
3. Is it possible to establish a single engine fire station at this property?
4. What is the plan for if this place goes broke?

Thank you again,

Leslie

Leslie Y. Torrence, PhD, PMP
Post Office Box 91714
Anchorage, Alaska 99509-1714
907-717-5877
Leslie.Torrence@gci.net

From: [Jakara Hubbard](#)
To: [Peggy Horton](#)
Subject: Conditional Use Permit for Denali State Park Special Land Use District
Date: Monday, December 23, 2024 7:37:20 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Planning Commission,

As a frequent visitor and recreator in Denali State Park, and resident of McKinley Village, I urge you to consider including more explicit language and tighter restrictions in the CUP before approving it. I'm glad to hear that the hearing was delayed until Jan 6th, and hopefully sufficient time will be provided after that for the planning commission to incorporate the suggestions from the public before making any final decisions.

No permit should be given for Helicopter landings. The development of a helipad with the intention of operating hourly, or even daily, helicopter tours should also not be included in the permit. The location is in close proximity to Kesugi Ken and the new Curry Ridge trailhead, a very popular area for hikers and campers to enjoy the peace and quiet of the state park, and we would be directly and negatively impacted. Regular tours taking off directly across the road from the trailhead and campground would be extremely disruptive and the noise impact would be highly stressful. Plus, it would not be consistent with the intent of MSB 17.17.140: "...The conditional use permit procedure is intended to allow planning commission consideration of the impact of the proposed conditional use on surrounding property and the application of controls and safeguards to assure that the conditional use will be compatible with the surrounding area and in keeping with the character and integrity of the Denali State Park."

Additionally, the CUP conditions should include that all required agency permits must be obtained and list them. In particular, the Division of Parks and Outdoor Recreation has the authority to regulate and prohibit take-offs and landings and the CUP should specify that the applicant would be required to also obtain a Special Use Permit for non-commercial activities and a Commercial Use Permit for commercial operations from the DPOR. A Traffic Impact Analysis by AK DOT should also be required, to ensure that the location of the developer's new driveway entrance on the Parks Highway would not be a safety hazard or would require a new turning lane.

Thank you for your careful consideration in this matter,
Jakara Hubbard
176 Jenna Place
Denali Park, Ak 99755

From: Jan T
To: Peggy Horton
Subject: Writing in objection to proposal for development of the parcel across from Denali State Park
Date: Tuesday, December 24, 2024 12:06:22 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Peggy Horton and the Mat Su Government,

I am writing in objection to the proposal for development of the lands in the attached document across from the Kesugi Ken CG entrance in Denali State Park.

The proposal for helicopter tours is extremely objectionable. The Kesugi Ken CG is a beautiful new facility, with access to some of the best State Park Land in Interior Alaska. Helo tours would vastly destroy this camping experience for families roasting marshmallows, watching their first moose, or hiking to a viewpoint of the tallest mountain in north america.

I live in the area near Healy, and helicopter tours in summer really degrade our lives. They scare caribou and dogs, ruin the feelings of otherwise limitless solo time in our favorite places, and just generally make life NOISY.

Kesugi Ken and Kesugi ridge are special places for thousands of people. Let's not tank that.

Jan Tomsen

Dale Ebben
907.887.4723

DRAFT

PLANNING COMMISSION

RESOLUTION

By: Peggy Horton
Introduced: December 2, 2024
Public Hearing: December 16, 2024
Postponed to: January 6, 2025
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-33

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH MSB 17.17 – DENALI STATE PARK SPECIAL LAND USE DISTRICT FOR THE CONSTRUCTION AND OPERATION OF AN RV CAMPGROUND RESORT WITHIN THE PARK’S BOUNDARIES. THE PROPERTY IS LOCATED AT MILEPOST 135.7 PARKS HIGHWAY, 4852 NORTH PARKS HIGHWAY, TAX ID #U04998000L02-4.

WHEREAS, Tim Alley, P.E., submitted an application for a conditional use permit under MSB 17.17–Denali State Park Special Land Use District to operate a commercial RV campground resort with related amenities within the southern half of an 85-acre parcel at mile 135.7 of the North Parks Highway; and

WHEREAS, the proposed use is located within the Denali State Park Special Land Use District, where a private campground with related commercial uses requires a conditional use permit to operate; and

WHEREAS, the proposed use is located in the southern part of an 85-acre parcel situated east of the Chulitna River and west of the North Parks Highway; and

WHEREAS, the proposed commercial use is located at milepost 135.7 of the North Parks Highway; and

WHEREAS, according to the application material, the proposed amenities include a convenience store, gift shop, viewing deck, tent camping, cabins, RV parking facilities, a dump station, a river access ramp, and a helipad; and

WHEREAS, the surrounding area has a mixture of public facilities, residential, recreational, and commercial uses; and

WHEREAS, according to the application material, the maximum height of any proposed structure on the property is approximately 34 feet above finished grade; and

WHEREAS, according to the application material, the subject property has 2,650 feet of frontage on the North Parks Highway right-of-way; and

WHEREAS, according to the application material, no structures are planned to be built within 75 feet of the North Parks Highway right-of-way; and

WHEREAS, according to the application material, natural vegetation will be left in place within the 50-foot buffer of the North Parks Highway right-of-way; and

WHEREAS, according to the application material, the applicant plans to revegetate the 50-foot buffer along the North Parks Highway on both sides of the entrance drive; and

WHEREAS, according to the application material, the existing and proposed structures meet the setback requirements of MSB 17.17.110 and MSB 17.55; and

WHEREAS, the site plan shows the setbacks to the property lines, rights-of-way, and waterbodies; and

WHEREAS, according to the application material, four of the cabins are situated near the 10-foot setback from the property line, with their foundations positioned behind the setback while their decks extend into the setback area; and

WHEREAS, according to the application material, the decks on those cabins shall be elevated no more than 18 inches above average grade; and

WHEREAS, the definition of "Structure" in MSB 17.17.030(B)(49) clarifies that decks situated less than 18 inches above the average grade are not classified as structures for minimum setback purposes; and

WHEREAS, according to the application material, the sign identifying the development to North Parks Highway travelers will be placed on the property close to the resort entrance; and

WHEREAS, according to the application material, the sign shall not exceed 32 square feet in area; and

WHEREAS, according to the application material, no portable, flashing, rotating, or intermittent lighted signs will be constructed; and

WHEREAS, the application includes elevation drawings and other details regarding the proposed sign; and

WHEREAS, the application includes a photograph of the proposed sign location, along with an image showing how the sign will be positioned; and

WHEREAS, the subject parcel is located between the Chulitna River to the west and the Parks Highway to the east. To the northeast lies a residential use and a stretch of state-owned, undeveloped land. The surrounding area to the east, southeast, and southwest is composed of State of Alaska land, including the Kesugi Ken Campground and portions of the state park's trail system. Directly south of the subject parcel is a 56-acre privately owned undeveloped tract, while the State of Alaska Denali View South wayside is located further south; and

WHEREAS, according to the Denali State Park Management Plan, the Park covers 324,240 acres and is located adjacent to the southeast corner of Denali National Park & Preserve; and

WHEREAS, the closest residential use is over 2,000 feet away from the proposed commercial use; and

WHEREAS, according to the Denali State Park Management Plan, the Park offers a wide range of recreational opportunities, such as camping, fishing, hunting and trapping, wildlife viewing, rafting, and hiking; and

WHEREAS, Denali View South is a state rest area that provides a viewpoint of Denali. It is located at mile 135.2, approximately half a mile south of the subject parcel.; and

WHEREAS, K'esugi Ken Campground is a state campground located about 0.7 miles southeast of the subject property. It is accessible via a one-mile road from the Parks Highway and offers cabins for rent, as well as RV and tent camping spaces; and

WHEREAS, McKinley View Lodge, a private lodge that offers accommodations and a restaurant, is located approximately 1.6 miles south of the subject parcel; and

WHEREAS, Mt. McKinley Wilderness Princess Lodge, a private lodge with rooms and a restaurant, is situated about 3.5 miles south of the subject parcel; and

WHEREAS, Byers Lake Campground, a state campground accommodating RVs and tents, is located approximately 11 miles north of the subject property; and

WHEREAS, according to the application material, the proposed use is a private campground with related amenities; and

WHEREAS, according to the application material, the applicant plans to create 40 RV camping sites, 14 duplex cabins, and a designated area for tent camping, divided into two phases; and

WHEREAS, according to the application material, Phase One will include the development of the upper level closest to the Parks Highway; and

WHEREAS, according to the application material, the cabins, tent camping area, and river access are planned for construction in Phase Two; and

WHEREAS, according to the application material, the proposed helipad is located approximately 250 feet southwest of the proposed convenience store, 250 feet from the proposed viewing deck, over 300 feet from the nearest proposed cabin, and over 400 feet from the proposed RV parking spaces; and

WHEREAS, according to the application material, the proposed helipad is situated approximately 13 feet below highway elevation and about 320 feet west of it. A 50-foot-wide vegetative buffer will visually screen the helipad from the Parks Highway; and

WHEREAS, according to the application material, the helipad will operate from May 15 to September 15, with hours from 9 a.m. to 5 p.m.; and

WHEREAS, according to the application material, the site will limit proposed helicopter tours to one per hour and no more than eight per day; and

WHEREAS, according to the application material, helicopter flights will utilize the airspace generally above the Chulitna River for flights into and out of the Park; and

WHEREAS, according to the application material, helicopters will not fly into or out of the subject property from the east, over adjacent inholdings, or the K'esugi Ken Campground; and

WHEREAS, according to the application material, the campground is intended to be open year-round, with some areas being seasonal, May 15 through October 15; and

WHEREAS, according to the application material, camping and cabin rentals will be limited to a maximum of 30 days; and

WHEREAS, according to the application material, the convenience store will be open from 8 a.m. to 8 p.m. year-round, and the site reservation office will be open from 8 a.m. to 8 p.m. in the summer and 9 a.m. to 5 p.m. in the winter; and

WHEREAS, according to the application material, the upper RV campground will offer dry camping, cabin stays, parking for snowmachines, and winter sports between October 15 and May 15; and

WHEREAS, according to the Denali State Park Management Plan, snowmachines are allowed on state lands with adequate snow cover but may be restricted in certain areas or at certain times. Existing park regulations generally prohibit summer off-road vehicle use; and

WHEREAS, according to the application material, special events and gatherings will be allowed in the lower area, keeping in mind the noise requirements; and

WHEREAS, according to the application material, bear-proof trash receptacles will be located throughout the site. These receptacles will be emptied daily into bear-proof dumpsters, which will be emptied as needed; and

WHEREAS, according to the application material, the drainage plan includes a 100-foot buffer next to the unnamed creek. This area contains existing vegetation that will be preserved to absorb and mitigate the runoff flowing from the north side of the internal road system; and

WHEREAS, according to the application material, the peak PM hour trip generation is estimated at 29 vehicles per hour, based on the International Transportation Engineering Trip Generation Manual (ITE) guidance for a Campground/RV park (ITE Code 416); and

WHEREAS, according to the application material, with the additional amenities provided at the resort, the applicant estimates that the site will generate an average of 200 vehicles per day and no more than 40 peak-hour trips; and

WHEREAS; according to the application material, the project will stabilize areas that were previously degraded by gravel extraction, remediating the environment and enhancing the site's overall beauty and ecological integrity; and

WHEREAS, according to the application material, the project emphasizes the retention of existing trees and natural vegetation, particularly within the required setbacks from the Parks Highway and along the Chulitna River, which helps maintain the site's outdoor recreation feel and the state park's natural aesthetic; and

WHEREAS, according to the application material, the design of the campground and cabins is intended to reflect a rustic and recreational feel that aligns with the natural surroundings; and

WHEREAS, the campground provides diverse recreational facilities, such as RV sites, cabins, and tent camping areas, which promote outdoor activities and encourage visitors to engage with the natural environment, thereby fostering a greater appreciation for Denali State Park; and

WHEREAS, the campground incorporates sustainable design principles, such as waste management and stormwater management systems, which minimize environmental impacts and promote the health of the surrounding ecosystems; and

WHEREAS, the applicant provided information fulfilling the requirements of this chapter pertaining to the conditional use permit; and

WHEREAS, according to the application, the water and wastewater systems will be constructed according to Alaska Department of Environmental Conservation (ADEC) standards and permitted through ADEC; and

WHEREAS, the Alaska Department of Transportation and Public Facilities (ADOT&PF) stated the applicant will need to apply for an Approach Road Review for access to the North Parks Highway. The North Parks Highway is classified as an Interstate, and changes to Interstate access require review and concurrence from the Federal Highway Administration; and

WHEREAS, the Alaska Department of Fish and Game (ADF&G) stated that a habitat permit would be required for the construction and operation of a bridge to cross the unnamed stream and a gravel boat ramp to access the Chulitna River; and

WHEREAS, the proposed commercial structures will require a fire and life safety review through the Alaska Fire Marshal's office; and

WHEREAS, the Department of Natural Resources (DNR) Division of Parks and Outdoor Recreation (DOPR) stated that two permits are relevant to this project: Special Use Permits for non-commercial activities and Commercial Use Permits for commercial operations. The applicant stated that they would work with DNR to obtain all necessary permits; and

WHEREAS, the MSB Department of Public Works (DPW) is satisfied with the access point and drainage plan as shown in the current application; and

WHEREAS, according to the application material, drainage swales and culverts will divert much of the site runoff to an on-site drainage basin and existing vegetation before draining to the unnamed creek or Chulitna River; and

WHEREAS, according to the application material, the drainage basin will be sized to capture the increase in runoff from a 10-year 24-hour storm event, approximately 0.48 cubic feet per second; and

WHEREAS, according to the application material, if the on-site drainage basin exceeds its capacity, the overflow will run

through existing vegetation before entering the on-site creek and then into the Chulitna River; and

WHEREAS, according to the application material, the proposed river access will be restricted to foot traffic only, and a boating safety plaque will be installed near the access point; and

WHEREAS, according to the application material, management staff, including security, will be on-site 24 hours a day, year-round; and

WHEREAS, the application material included information from a Federal Highway Administration article, "Living with Noise," by Chris Corbisier, published in Public Roads, July/August 2003, volume 67. The article states that Interstate highways typically generate noise between 70 and 80 decibels at 50 feet from the highway; and

WHEREAS, according to the article "Living with Noise," 70 decibels is comparable to the sound of a gas lawn mower from a distance of 30 meters (approximately 100 feet). In comparison, 80 decibels is similar to the noise level of a busy urban area during the daytime; and

WHEREAS, the Federal Aviation Administration (FAA) regulates noise from aircraft, including helicopters, while they are in the air; and

WHEREAS, according to the application material, the proposed helipad is situated approximately 13 feet below highway elevation and about 320 feet west of it. A 50-foot-wide vegetative buffer will visually screen the helipad from the Parks Highway; and

WHEREAS, according to the application material, the helipad is meant for medical emergencies and guided tours by a third-party helicopter tour operator; and

WHEREAS, according to the application material, the helipad will be equipped with a 1,000-gallon above-ground fuel storage tank with secondary containment approved by the National Fire Protection Association (NFPA); and

WHEREAS, according to the application material, a Hazardous Material Control Plan for fuel storage will be developed and filed at the check-in office; and

WHEREAS, according to the application material, state-mandated fire extinguishers will be maintained within 50 feet of the fuel tank; and

WHEREAS, according to the application material, the park will implement a bear awareness program that includes informational pamphlets and briefings at the check-in station for all visitors, detailing requirements for food and garbage storage to minimize attraction to bears; and

WHEREAS, according to the application material, the operation will place bear warning signs at the bridge leading to the tent campground and at the river access point; and

WHEREAS, according to the application material, the staff will be trained to handle encounters with bears or any other wildlife in the area. The staff will communicate with the State Park Ranger Office, located at K'esugi Ken Campground, regarding wildlife-related matters; and

WHEREAS, according to the application material, the management staff will update campers regarding fire bans enacted by the State or local fire officials; and

WHEREAS, the applicant has demonstrated responsibility in applying for the development permit and identifying the necessity for additional state and federal permits. Notably, state agencies have been engaged throughout this process, ensuring the project remains on their radar; and

WHEREAS, complaints received by the borough of violations of any state or federal requirements will be forwarded to the appropriate agency for enforcement; and

WHEREAS, Denali State Park is carefully managed by state agencies. The state's oversight reduces the risk of non-compliance

and ensures all necessary permits are thoroughly reviewed and obtained prior to use; and

WHEREAS, according to the application material, the convenience store and gift shop have 11 parking spaces, including two American with Disabilities Act (ADA) spaces with an adjacent access aisle; and

WHEREAS, according to the application material, the commercial buildings are connected by ADA-compliant sidewalks with a minimum width of 5 feet; and

WHEREAS, according to the application material, tour bus parking will be situated near the viewing deck; and

WHEREAS, according to the application material, the applicant plans to create additional parking spaces near the RV camping area, in front of each duplex cabin, and near the trail to the tent camping areas; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 24-33:

1. The proposed commercial use requires a Conditional Use Permit (MSB 17.17.060 (A) (5)).

2. The proposed commercial use will be developed in accordance with the building height requirements (MSB 17.17.090).

3. The proposed commercial use will be developed within a lot that meets the lot area standard (MSB 17.17.100).

4. The proposed commercial use will be developed in accordance with the setback and vegetation buffer requirements (MSB 17.17.110, MSB 17.17.120, and MSB 17.55).

5. The proposed signage will be constructed and installed in accordance with the signage requirements (MSB 17.17.130).

6. The proposed commercial use does not detract from the value, character, or integrity of Denali State Park (MSB 17.17.180(A)(1)).

7. The application material meets the requirements of this chapter pertaining to a commercial land use within the Denali State Park (MSB 17.17.180(A)(2)).

8. The proposed commercial use will not be harmful to public health, safety, convenience, and welfare (MSB 17.17.180(A)(3)).

9. The proposed commercial use provides sufficient access, setbacks, lot area, parking space, buffers, and other safeguards to meet the standards (MSB 17.17.180(A)(4)).

BE IT FURTHER RESOLVED, the Planning Commission finds this application meets the standards of MSB 17.17 and does hereby approve the conditional use permit for a commercial use within the Denali State Park Special Land Use District, with the following conditions:

1. The operation must acquire a borough bed tax account before operating any accommodations that require bed tax collection, such as wall tents, cabins, or rooms for rent (MSB 3.32.020).
2. The operation shall comply with all applicable federal, state, and local regulations.
3. The applicant must provide MSB planning staff with evidence that they have obtained the required approvals, permits, or reviews for this development prior to Phase I operations. These include:
 - a. Fire and Life Safety Review from the Alaska State Fire Marshal
 - b. Driveway Permit and Approach Road Review from the Alaska Department of Transportation
 - c. Approval to Construct and Approval to Operate from the Alaska Department of Environmental Conservation for water

d. Approval to Construct and Approval to Operate from
the Alaska Department of Environmental Conservation
for wastewater

4. Additionally, the applicant must provide MSB planning staff
with evidence that they have obtained the required permits
for this development prior to Phase II operations as
outlined in the application. These include:

a. Commercial Use Permit from the Alaska Department of
Natural Resources

b. Fish Habitat Permit from the Alaska Department of
Fish and Game

5. All aspects of the operation shall comply with the
description detailed in the application material and with
the conditions of this permit. An amendment to the
Conditional Use Permit shall be required prior to any
expansion of the conditional use.

6. Helicopter tours, regardless of the originating point, are
limited to one per hour and no more than eight per day.
Tour helicopters are not permitted to fly into or out of
the subject parcel from the east, over K'esugi Ken
Campground, or adjacent private lands. This condition is
not meant to limit the flight path of helicopters during
emergencies.

7. The operation shall comply with the maximum permissible sound level limits per MSB 8.52–Noise, Amplified Sound, and Vibration.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 6th day of January 2025.

C.J. Koan, Chair

ATTEST

Lacie Olivieri, Planning Clerk

(SEAL)

YES:
NO:

CORRESPONDENCE & INFORMATION

(Pages 229-234)

Matanuska-Susitna Borough
Public Works Department
350 E Dahlia Avenue
Palmer, AK 99645

January 20, 2025
Planning commission meeting
229 of 236
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Permit #537



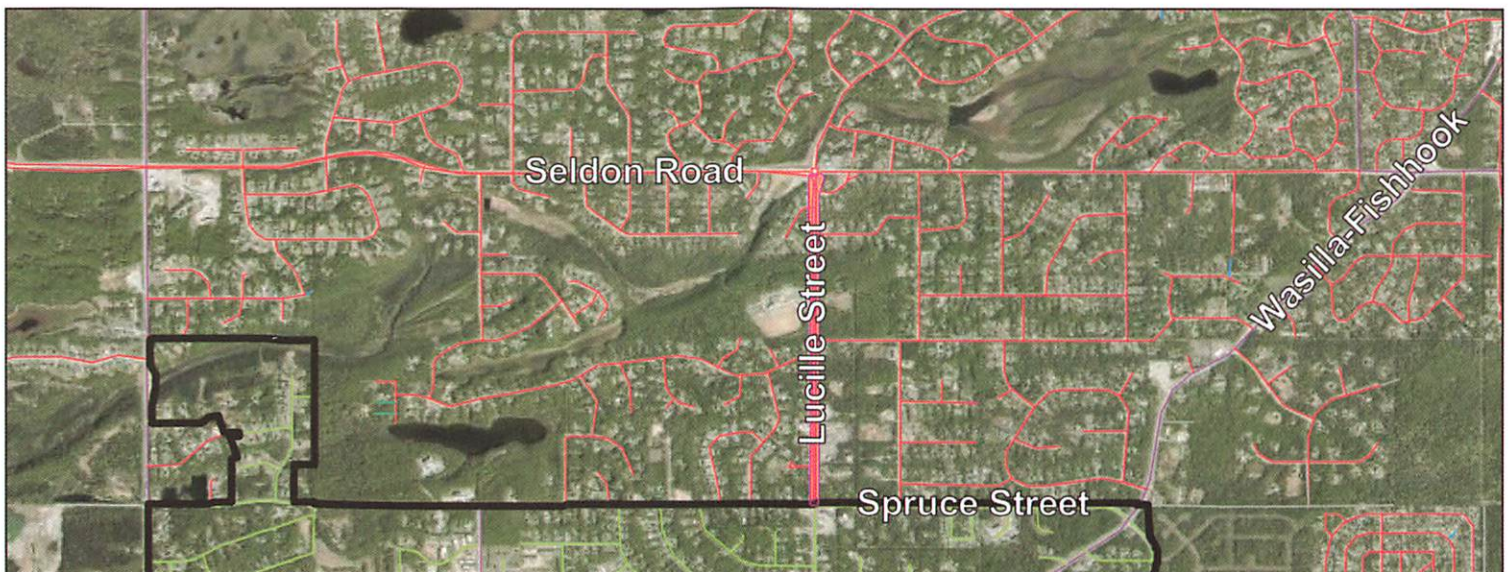
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MBS PLANNING COMMISSION
350 E DAHLIA AVE
PALMER AK 99645-6411



PROJECT UPDATE

LUCILLE STREET AND PATHWAY UPGRADE

More information on reverse side.



Phase 2 project location shown in pink.



PROJECT UPDATE

LUCILLE STREET AND PATHWAY UPGRADE

Matanuska-Susitna Borough PROJECT NOTICE

What's Happening

This is to notify you of an upcoming project. The project is funded by the Transportation Infrastructure Program 2021 (TIP21), approved by voters in November 2021.

Description

Improve Lucille Street and pathway from Spruce Street to Schrock Road, including resurfacing, drainage, and adding a turn lane at Tanaina Elementary.

Status

Phase 2 is at the 65% design stage. The team is beginning right-of-way acquisition and utility coordination.

Design plans are available online at <https://tip21.matsugov.us/>.

Schedule

Construction of phase 2 is anticipated in 2026.

Cost

Estimated total cost of phase 2: \$8,900,000.

Benefits

Reduce traffic congestion, enhance pedestrian and vehicle safety, increase reliability of transportation system, and provide transportation choices for residents.

Phase 1 resurfaced Lucille Street from Seldon north to Schrock.

Phase 2 will improve drainage, add a turn lane at Tanaina Elementary, and improve the pathway from Seldon Road south to Spruce Street.

Contact Information

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Camden Yehle

Public Involvement Lead
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Matanuska-Susitna Borough
Public Works Department
350 E Dahlia Avenue
Palmer, AK 99645

January 20, 2025
Planning commission meeting
231 of 236
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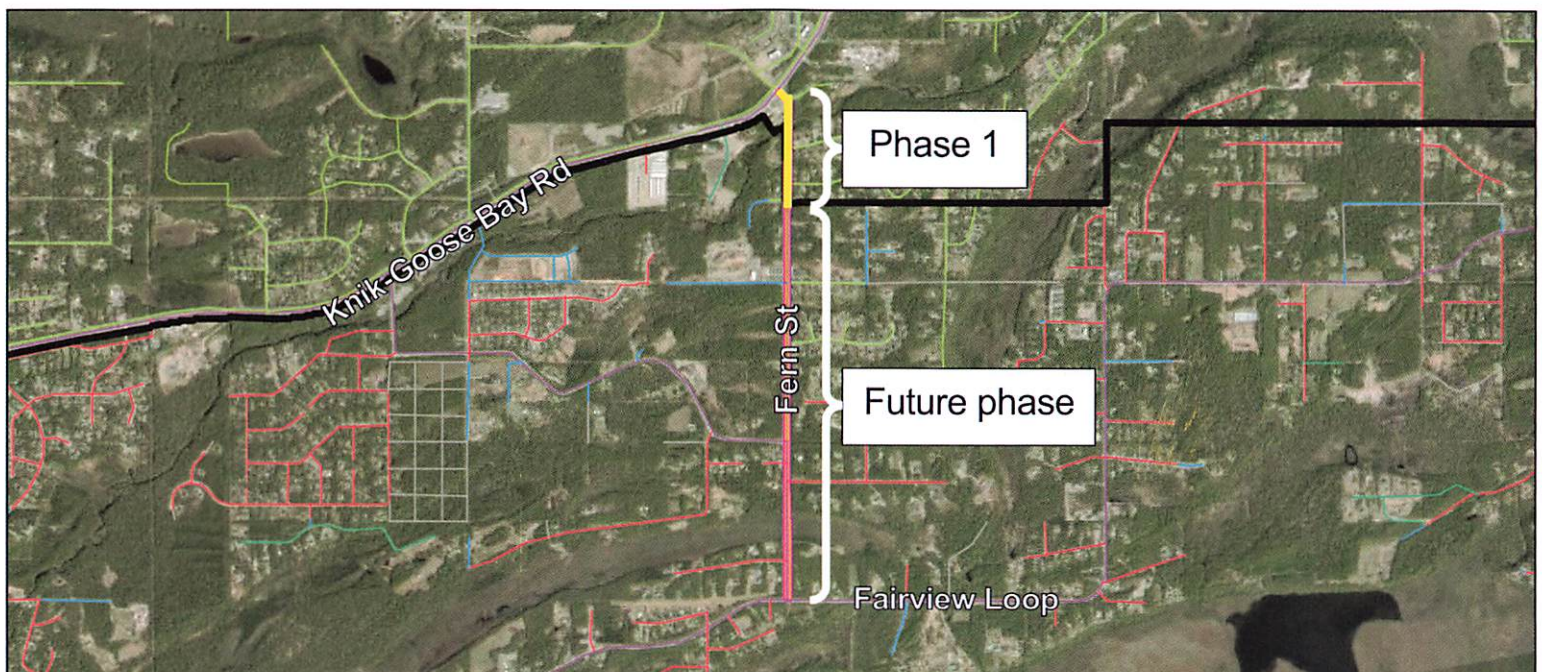
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350 E DAHLIA AVE
PALMER AK 99645-6411



PROJECT UPDATE

FERN STREET RECONSTRUCTION

More information on reverse side.



Phase 1 project location shown in yellow. Future phase shown in pink.



PROJECT UPDATE

FERN STREET RECONSTRUCTION

Matanuska-Susitna Borough PROJECT NOTICE

What's Happening

This is to notify you of an upcoming project. The project is funded by the Transportation Infrastructure Program 2021 (TIP21), approved by voters in November 2021.

Description

Improve Fern Street between Knik-Goose Bay Road and Fairview Loop, creating an upgraded north-south collector route and pedestrian pathway.

Status

The project team is beginning purchasing the remaining right-of-way. The project is split into two phases. Phase 1 is from Knik-Goose Bay Road to Mint Drive and includes fish passage at Cottonwood Creek. Phase 1 is near 95% design and phase 2 is 75%.

Design plans are available online at <https://tip21.matsugov.us/>.

Schedule

Construction of Phase 1 is anticipated to start in 2025. Phase 2 is dependent on funding and right-of-way.

Benefits

This project's primary focus is to upgrade Fern Street to meet collector road design standards. As part of this effort, the Mat-Su Borough will install a pathway on the west side of the road and upgrading the crossing at Cottonwood Creek to meet federal fish passage requirements. Design features will improve drainage along the entire project.

Cost

Estimated total costs for all phases: \$13,500,000.

Contact Information

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Matanuska-Susitna Borough
Public Works Department
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January 20, 2025
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PROJECT UPDATE

TEX-AL DRIVE EXTENSION, UPGRADE AND PATHWAY

More information on reverse side.



Project location, shown in pink



TEX-AL DRIVE EXTENSION, UPGRADE AND PATHWAY

Matanuska-Susitna Borough PROJECT NOTICE

What's Happening

This is to notify you of an upcoming project. This project is funded by the Transportation Infrastructure Program 2021 (TIP21), approved by voters in November 2021.

Description

The purpose is to connect and upgrade Tex-Al Drive between Palmer-Fishhook and Wasilla-Fishhook, providing a new connection and pathway.

Status

The majority of the right-of-way is in place for the connection between the west Tex-Al and east Tex-Al roads. The project team is beginning the right-of-way acquisition phase for the remainder. Design plans are available online at <https://tip21.matsugov.us/>.

Schedule

Construction anticipated to begin in 2026.

Cost

Estimated total cost: \$14,800,000.

Benefits

Currently there are no west-east connections that are constructed to collector road standards between the two Fishhooks north of Trunk Road. This project:

- Improves area traffic and pedestrian circulation.
- Provides an alternate route between the two Fishhooks.
- Shortens the commuting time for residents in the area.
- Provides a safe secondary access in case of road closures.
- Shortens emergency response times.
- Improves safety at the intersections on east and west ends of Tex-Al.

Contact Information

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COMMISSION BUSINESS

(Page 236)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645


Phone (907) 861-7822

www.matsugov.us

MEMORANDUM

DATE: December 27, 2024

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director 

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Peggy Horton)
- The Aardvark – Alcoholic Beverage Dispensary; 1454000L001 (Staff: Peggy Horton)
- Craft Cannabis Cabin – Marijuana Retail Facility; 1842B01L007 (Staff: Rick Benedict)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Peggy Horton)
- New Horizons Telecom – Tall Structure; 17N03E30A012 (Staff: Rick Benedict)
- Big Dipper – Earth Materials Extraction; 1341000T001 & 1341000T002 (Staff: Rick Benedict)
- Fort Green Alaska – Marijuana Retail Facility; 1818000L001 (Staff: Peggy Horton)
- Silly Bear – Marijuana Retail Facility; 2760B02L002 (Staff: Rick Benedict)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Peggy Horton)

Legislative

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