






SUBJECT: A RESOLUTION APPROVING THE TALKEETNA COMMUNITY COUNCIL BOUNDARY REVISIONS; AND REPORTING ON THE COMMUNITY COUNCIL BOUNDARY REVIEW FOR COUNCILS OUTSIDE THE CORE AREA.

AGENDA OF: March 21, 2017

ASSEMBLY ACTION:
RS 17-022 Adopted w/o objection at 3/21/17 RM 

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator - P. Graham		
1	Planning and Land Use Director		
2	Borough Attorney		
3	Borough Clerk		<i>3/13/17</i>

ATTACHMENT (S) : Fiscal Note: Yes ___; No X
 Exhibits A through A-5 Talkeetna CC (28 Pages)
 Exhibits B through S CC Boundary Maps (18 Pages)
 Resolution Serial No. 17-022 (with attachment) *(3 pp.)*

SUMMARY STATEMENT:

Section 2.76.040(B) of the Borough Code specifies that the Planning and Land Use Department shall, at least once every three years, submit to the Planning Commission and Assembly a report and recommendations on community council boundaries. The last report was submitted to the Planning Commission and Assembly in 2008. It included several recommended changes to the community council boundaries that were approved by both the Planning Commission and Assembly. For the 2016 review, the process was divided into two phases, those councils outside the core area and those councils inside the core area. In addition, the process for Talkeetna was modified to include mailing of a notification of the proposed change to all property owners within the area they wished to expend into.

TALKEETNA COMMUNITY COUNCIL PROPOSED BOUNDARY CHANGE

BACKGROUND

The Assembly recognized the Talkeetna Community Council (Exhibit A) on July 19, 1988. The existing boundaries include approximately 16 square miles in the area south of Talkeetna River and east of the Susitna River along the Talkeetna Spur Road. The boundaries were adjusted through the 1990 review, at the request of the residents, and there were no changes in the 2008 review. The Talkeetna Community Council is covered by the Talkeetna Comprehensive Plan, which was adopted in January 1998, and amended in 1999.

REQUEST

The Community Council formed a boundary review committee and in 2015 requested that their boundaries be amended to include the entire planning area of the Talkeetna Comprehensive plan (Exhibit A-1). A flyer was sent to every property owner within the proposed expansion area and a Frequently Asked Questions (Exhibit A-2) document was created to address the questions raised. By the December 2, 2016 deadline, Planning had received 15 comments in opposition to the expansion, and four comments in favor of the expansion (Exhibit A-3).

CODE

MSB 2.76.040(A) states: The assembly shall define community council districts to group residents within natural communities and to recognize community interests in setting boundaries. "Natural communities" means areas within the borough that have or are achieving distinct identity by reason of geography, history, population, transportation, fire protection and other factors. Population is not a criterion. Service area boundaries may be considered, but shall not be determinative. The assembly shall consider boundaries proposed by the petitioners.

RECOMMENDATION

Planning staff is recommending the adoption of Matanuska-Susitna Borough Planning Commission Resolution 17-06. This resolution recommends that the Talkeetna Community Council Boundaries be expanded as requested by the council. (Exhibits A-4 & A-5)

- This action will serve the best interest of the Borough. Granting the request of the council will make the planning area and the community council area synonymous, which currently they are not. The Talkeetna planning area expands well outside of the council boundaries, which is inconsistent with other councils.

- Because the parcels are outside the Talkeetna Community Council, property owners and residents are not members of the

the council and therefore have no vote in any future review, discussion or changes to the Talkeetna Comprehensive Plan. Expanding the boundary ensures the residents in this area have a voice.

- The parcels are included in the Talkeetna Comprehensive Plan, which meets the code citation requiring "natural communities".
- The other community councils in the area are quite large, and this would result in the Talkeetna CC being similar.

COUNCILS WITH NO RECOMMENDED CHANGES

Big Lake Community Council (Exhibit B) was recognized by the Assembly March 5, 1985. The boundaries were adjusted during the 1990 review and again during the 2008 review. The council shares a boundary with the City of Houston, the Willow Area Community Organization, the Point MacKenzie Community Council, the Knik-Fairview Community Council, and a small portion of the Meadow Lakes Community Council. The community council boundaries directly correspond to the existing Big Lake Comprehensive Plan planning area. The original Big Lake Comprehensive Plan was adopted in 1996 and the update was adopted in 2009. There was an attempt to incorporate in 2015 that was voted down by the citizens. There are no recommended changes to the boundaries of this community council.

Buffalo Mine/Soapstone Community Council (Exhibit C) was recognized by the Assembly November 3, 1998. The boundaries include approximately 18 square miles of area north of Palmer adjacent to the Sutton Community Council, in the area of Buffalo Mine Road and Soapstone Road. The Buffalo/Soapstone Community Council is within the planning area of the MSB Comprehensive Plan 2005 Update. There are no recommended changes to the boundaries of this community council.

Butte Community Council (Exhibit D) was recognized by the Assembly March 19, 1985. The boundaries were adjusted during the 1990 review at the request of the community; no changes were made during the 2008 review. The Butte Community Council is adjacent to the City of Palmer, the South Knik Community Council and the Lazy Mountain Community Council, within the planning area of the MSB Comprehensive Plan 2005 Update. There are no recommended changes to the boundaries of this community council.

Chase Community Council (Exhibit E) was recognized by the Assembly April 2, 1985. This Community Council was declared inactive during the 2008 review. The Council was reactivated in 2009 with the same boundaries as the Chase Planning Area that encompasses

approximately 361 square miles. A limited update to the Chase Community Comprehensive Plan is underway and is expected to be finalized in 2017. There are no recommended changes to the boundaries of this community council.

Chickaloon Community Council (Exhibit F) was recognized by the Assembly September 15, 1987. The existing boundaries include approximately 148 square miles in the Chickaloon area and correspond to the boundaries of the Chickaloon Comprehensive Plan which was adopted in 1993 and revised in 2008. There are no recommended changes to the boundaries of this community council.

Fishhook Community Council (Exhibit G) was recognized by the Assembly February 4, 1986. The southern boundary was amended through the 1990 review; no changes were made during the 2008 review. The existing boundaries cover 66 square miles of area in the vicinity of the Palmer-Fishhook and Wasilla-Fishhook intersection. The Fishhook Community Comprehensive Plan is underway and is expected to appear before the Assembly in early 2017. There are no recommended changes to the boundaries of this community council.

Glacierview Community Council (Exhibit H) was recognized by the Assembly October 16, 1990 and amended during the 2008 review. It is located east of Chickaloon Community Council. The community council boundaries correspond to the boundaries of the Glacierview Comprehensive Plan, which was adopted in 1994 and updated in 2008. There are no recommended changes to the boundaries of this community council.

Knik-Fairview Community Council (Exhibit I) was recognized October 7, 1986. The boundary review in 2000 adjusted the community council area to match those of the planning area of the Knik-Fairview Comprehensive Plan that was adopted in May 1997. There are no recommended changes to the boundaries of this community council.

Lazy Mountain Community Council (Exhibit J) was recognized by the Assembly September 16, 1986. The boundaries were amended through previous reviews and currently cover approximately 35 square miles in the vicinity of Clark-Wolverine Road. The boundaries match the planning area of the Lazy Mountain Community Comprehensive Plan that was adopted in 2008. There are no recommended changes to the boundaries of this community council.

Meadow Lakes Community Council (Exhibit K) was recognized by the Assembly July 6, 1982. The boundaries were adjusted through the 1990 and 1993 reviews and now include approximately 65 square miles. The Meadow Lakes Community Comprehensive Plan was adopted in 2005 and the planning area has the same boundaries as the

community council. There are no recommended changes to the boundaries of this community council.

Petersville Community Council (Exhibit L) was recognized by the Assembly October 16, 1990. It is located west of Trapper Creek Community Council and includes approximately 216 square miles. The community council is within the planning area of the MSB Comprehensive Plan 2005 Update. There are no recommended changes to the boundaries of this community council.

Point MacKenzie Community Council (Exhibit M) was recognized by the Assembly August 6, 1985. The boundaries were adjusted through the 1990 review and during the 2008 review. All of the Point MacKenzie Port District, except for the tide and submerged lands, is within the community council boundaries. The Point MacKenzie Port Master Plan was adopted in January 1998, and updated in 2011. The Point MacKenzie Community Comprehensive plan was adopted in July 2011. There are no recommended changes to the boundaries of this community council.

Skwentna Community Council (Exhibit N) was recognized by the Assembly March 4, 1986. The council was declared inactive in 2008. The community council is within the planning area of the MSB Comprehensive Plan 2005 Update.

South Knik River Community Council (Exhibit O) was recognized by the Assembly October 3, 1989. The existing boundaries include approximately 85 square miles located south of the Knik River and east of Glenn Highway. The South Kink River Comprehensive Plan was adopted on June 17, 2014. There are no recommended changes to the boundaries of this community council.

Susitna (Formerly Y) Community Council (Exhibit P) was recognized by the Assembly February 4, 1986. The boundaries were adjusted through the 1990 review at the request of the residents of the area and now include approximately 607 square miles. The name was formally changed in 2008. The planning area for the Susitna Community Comprehensive Plan, adopted in 2007, is the same as the council boundaries. There are no recommended changes to the boundaries of this community council.

Sutton Community Council (Exhibit Q) was recognized by the Assembly January 18, 1983. The Sutton Comprehensive Plan was adopted in April 2000 and undated in November 2009; the planning area boundaries are identical to the community council boundaries. There are no recommended changes to the boundaries of this community council.

Trapper Creek Community Council (Exhibit R) was recognized by the Assembly January 27, 1982. The original community council boundaries were amended when the Assembly recognized the Petersville Community Council. Trapper Creek Community Council now includes approximately 343 square miles and is located along the Petersville Road between Kroto Creek and Susitna River. The Trapper Creek Community Council is within the planning area of the MSB Comprehensive Plan 2005 Update. There are no recommended changes to the boundaries of this community council.

Willow Area Community Organization (Exhibit S) was recognized by the Assembly December 3, 1985. It is located in the area east of the Susitna River and west of Fishhook Community Council. The boundaries were adjusted through the 1990 review and now include approximately 470 square miles. The Willow Area Community Comprehensive Plan was adopted in August 2013; the planning area is the same as the council boundaries. There are no recommended changes to the boundaries of this community council.

OTHER

Lake Louise Community Nonprofit Corporation (LLCNP) was organized in May 1995. In August 1997 they requested official recognition by the borough Assembly as a community council. The boundaries of the proposed community council were identical to the planning area of the Lake Louise Comprehensive Plan which was adopted in November 1998. As part of the process of becoming an officially recognized community council, the nonprofit held two community meetings. Planning staff attended one of the meetings at Lake Louise held on June 21, 1998. As a result of the two community meetings the members of the nonprofit elected to request the borough to amend MSB 2.76 to allow all property owners and residents to be members of a community council. The amendment to MSB 2.76 failed in 2000 and the Lake Louise Community Nonprofit Corporation was not formally recognized by the assembly as a community council. Since that time the community has changed their name to Louise, Susitna & Tyone Community Nonprofit Corporation and the New Louise Susitna and Tyone Lakes Comprehensive Plan was adopted in June 2016. Currently when the borough distributes information to all community councils Louise, Susitna & Tyone Nonprofit is included. In addition, when planning, platting, or other borough departments have a project in the Lake Louise area a request for comment is provided to them.

There are no recommended changes to the boundary of this organization.

PLANNING COMMISSION ACTION:

On March 6, 2017 the Planning Commission held a public hearing on Resolution 17-06 recommending assembly approval of the Talkeetna community council boundary revisions; the motion to approve failed for lack of a second.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully requests assembly adoption of the resolution recommending approval of the Talkeetna Community Council Boundary Revisions.

TALKEETNA Community Council



Legend

CITY BOUNDARY

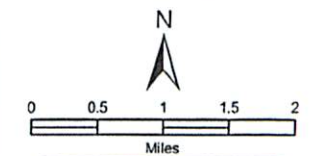
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE

THE ALASKA RAILROAD



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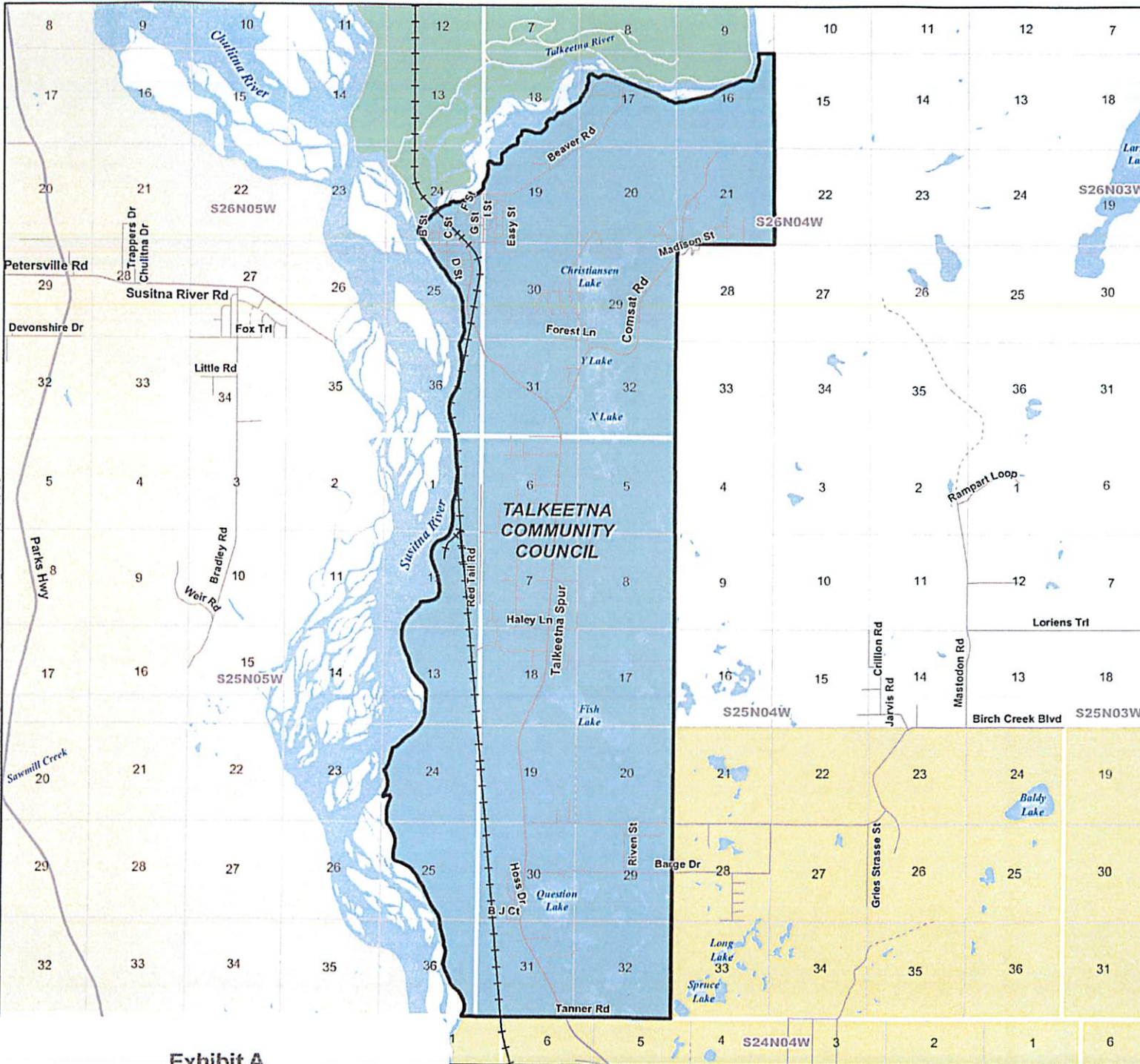
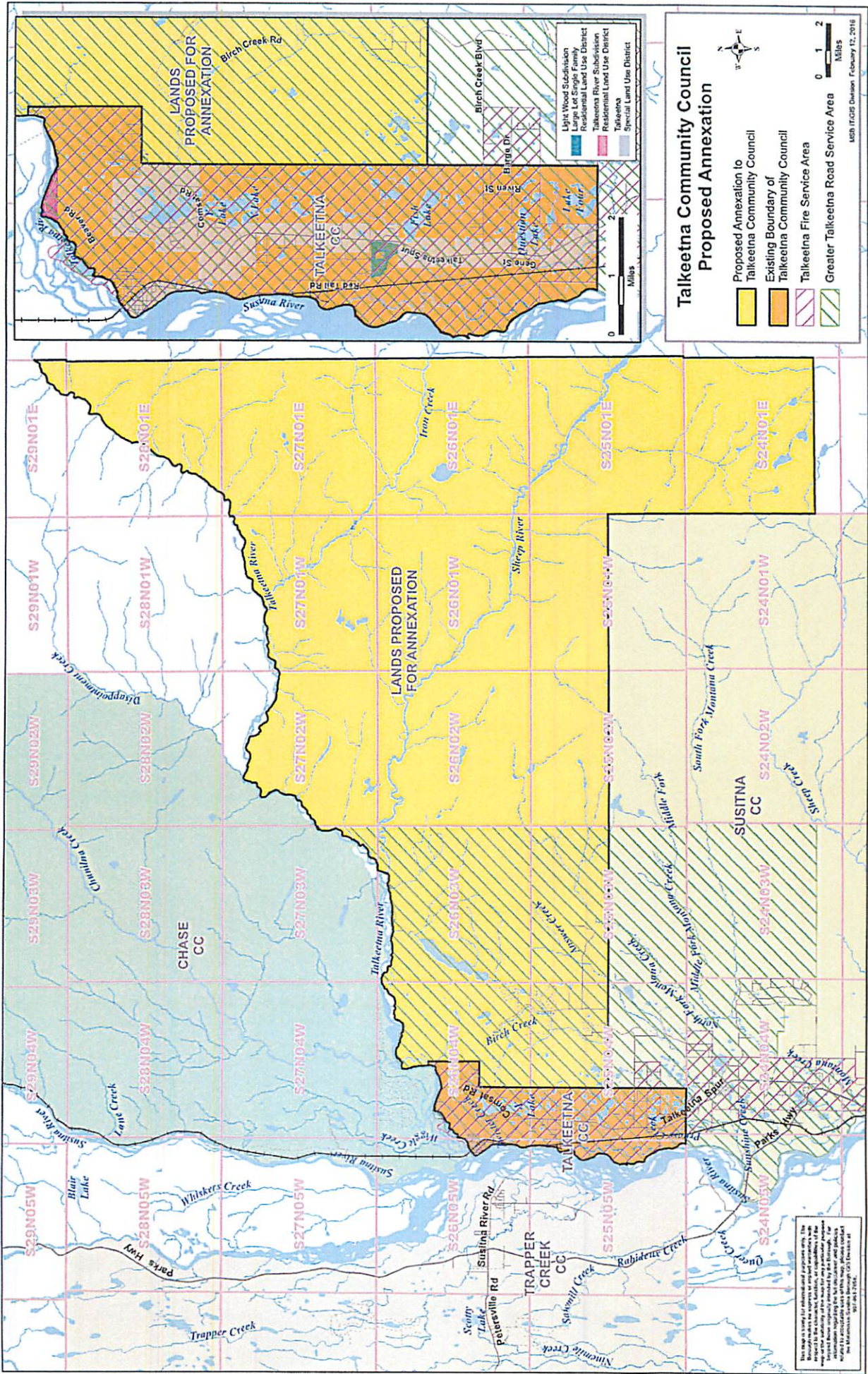


Exhibit A

IM17-000
RS17-000



Talkeetna Community Council Proposed Annexation

Legend:

- Proposed Annexation to Talkeetna Community Council (Yellow)
- Existing Boundary of Talkeetna Community Council (Orange Hatched)
- Talkeetna Fire Service Area (Green Hatched)
- Greater Talkeetna Road Service Area (Blue Hatched)

Scale: 0 1 2 Miles

Legend for Land Use Districts (from top map):

- Light Wood Subdivision
- Right of Way
- Talkeetna River Subdivision
- Residential Land Use District
- Talkeetna
- Special Land Use District

Map Source: USGS National Map Accuracy Act, February 12, 2016

This map is being prepared for informational purposes only. The information shown on this map is not intended to be used as a legal document. The information shown on this map is not intended to be used as a legal document. The information shown on this map is not intended to be used as a legal document.

Exhibit A1

Im17-060
RS17-002

**Matanuska-Susitna Borough Community Council Boundary Review
Talkeetna Community Council Boundary Expansion Request
Frequently Asked Questions**

1. Why are they requesting this and what is the reasoning behind it?

Matanuska-Susitna Borough Code, 2.76 Community Councils, requires that the borough conduct a periodic review of community council boundaries and make adjustments as necessary. Upon the borough's notification to the Talkeetna Community Council that this review was underway, the Talkeetna Community Council submitted a request to the borough to amend their boundaries to match those of the 1997 Talkeetna Comprehensive Plan, which would increase it from the existing 25 square miles, to the proposed 290 square miles. As a comparison, surrounding council boundaries are: Susitna (formerly Y) – 600 square miles; Trapper Creek and Petersville – about 500 square miles; and Chase – about 450 square miles.

2. What are they hoping to accomplish?

Improvement and maintenance of the trail system between the Talkeetna road system and the private land parcels east of the Talkeetna Community Council boundary; and responsible development and improved conservation of public land.

Residents of the newly established boundary could serve on the Talkeetna Community Council Board, thereby providing a diversified membership.

3. Who approves or denies this request; Is it the Matsu borough, or is it put to a vote of the people who own the property they want included?

The boundaries of a community council are approved by the Mat-Su Borough Assembly.

4. What criteria are followed in the approval/denial process?

All comments received on a boundary change are compiled and a recommendation, based on those comments, is forwarded by the planning department to the planning commission for consideration, and then to the assembly for final action. Criteria that may be considered in the recommendation include "areas within the borough that have or are achieving distinct identity by reason of geography, history, population, transportation, fire protection and other factors."

Exhibit A2

5. What exactly are the powers of the Talkeetna Community Council?

Community councils do not have "powers" per se, however, per MSB 2.76 the functions of a community council are:

(A) Community councils shall have the following functions:

- (1) In regard to any comprehensive plan or community plan adopted for the area:
 - (a) evaluate compliance with the plan, advising local government officials to, or propose appropriate action regarding, any inconsistencies with the plan. When reviewing an application for compliance, the community council shall notify applicants of any meeting where action may be taken resulting in a recommendation on the application.
 - (b) conduct a continuing review and study of the plan to determine its workability in each district and to advise local government officials of, or propose any appropriate action regarding, proposed modifications or additions to the plan.
- (2) initiate any proposals for capital improvement or governmental programs affecting the area, or modifications to any existing capital improvement plans or governmental programs affecting the area. The term "affect" includes governmental actions outside of the council boundaries which have an impact on persons within the council area.

6. What authority will they have over me and my property?

None – A community council is simply an organization formed in a community, made up of community members, that is used by the Mat-Su Borough as a method of reaching and obtaining comments from as many people as possible when something is occurring that may impact them. For instance if a subdivision was being developed in the area, we would notify the surrounding property owners and the community council in an effort to cost effectively notify and receive comment from as many individuals as possible.

7. I see there is an open period for public "comment", but no information was provided in the correspondence I received other than the map including the current and proposed boundaries.

That is correct. The map depicts the area that is currently within the Talkeetna Comprehensive Plan boundaries, that the Community Council would like to match. The comments we are requesting would be if you approve or disapprove of this expansion of the community council boundaries.

8. Is this action in regard to the dam project?

No, this expansion is not in regards to any project.

9. Does the proposed change affect tax burden for land holders?

No. Community Councils have no taxing authority and the MSB does not tax by community council boundaries.

10. Are there water or mineral rights involved with the annexation?

No, this expansion does not involve water or mineral rights at all.

11. Can this affect my ability to access my land?

No, this expansion will have no effect on your ability to access your land.

12. How is being in the Talkeetna Community Council Boundary going to help us out?

Being within the boundaries of a Community Council will give you the opportunity to be a member of the council and thereby lend your voice to decisions that affect your community. A community council is simply an organization formed in a community, made up of community members, that is used by the Mat-Su Borough as a method of reaching and obtaining comments from as many people as possible when something is occurring that may impact them. For instance if a subdivision was being developed in the area, we would notify the surrounding property owners and the community council in an effort to cost effectively notify and receive comment from as many persons as possible.

13. What does the town have to offer us in return for taxes and control?

Talkeetna is not a "town." Talkeetna is a census-designated place, it is unincorporated. An unincorporated area is a region of land that is not governed by its own local municipal corporation; Talkeetna is governed by the Matanuska-Susitna Borough instead. Talkeetna has a Community Council which provides the residents of Talkeetna a platform for input and participation in their local government and affairs. The Talkeetna Community Council has no taxing authority and no control of a person's property, and the MSB does not tax by community council boundary.

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Friday, December 02, 2016 3:40 PM
To: Pam Graham
Subject: FW: Talkeetna Community Council Boundry

From: Karl Swanson [<mailto:karl@karlswanson.net>]
Sent: Friday, December 02, 2016 9:57 AM
To: Planning <MSB.Planning@matsugov.us>
Subject: Talkeetna Community Council Boundry

Dear Planners:

I encourage the Matanuska-Susitna Borough to approve the Talkeetna Community Councils request to change their boundary to the current Planning area of the Talkeetna Comprehensive Plan.

For the last 30 years, I have lived at my current residence, just outside of the Talkeetna Community Council boundary. For the ten years before that, I was living between Anchorage and Talkeetna developing my current home. During this time I have maintained by business as a Certified Public Accountant, sold timber, worked for Talkeetna businesses as an adventure guide, helped lead the development of the Talkeetna Lakes Park, taught classes for Community Schools and Northern Susitna Institute, volunteered for the ambulance service, and participated in many other Talkeetna community activities. During all this time, I had no official representation to the Matanuska-Susitna Borough through a community council.

As a member of the Boundary Committee of the Talkeetna Community Council last spring, I was able to determine that it will be beneficial to the residents of the Planning area shown in yellow on your recent mailing. My concerns, that I know are shared with my neighbors, were allayed during our meetings. These concerns are primarily increased taxes, change in land use for agricultural land.

I ask that you approve the Talkeetna Community Council boundary change so that I may have better representation and communication with the Matanuska-Susitna Borough government.

Sincerely yours,

Karl Swanson, CPA

28729 S. Mastodon Road

Exhibit A3

Jm17-066
RS17-022

Pam Graham

From: Stephanie Konitz <sskonitz@gmail.com>
Sent: Friday, November 18, 2016 3:09 AM
To: Pam Graham
Subject: Re: Talkeetna Boundary Expansion

Thank you Pam, after reading I see no reason not to support the expansion! Jack Konitz

Sent from my iPad

On Nov 17, 2016, at 2:53 PM, Pam Graham <Pam.Graham@matsugov.us> wrote:

Mr. Konitz,
I received your phone message and your text and am sending you the Talkeetna FAQ document, I believe it will answer all of your questions. Please contact Taunie or myself if you have any additional questions.

Thank you,

Pamela Graham
Grants & Projects Coordinator
Matanuska-Susitna Borough
Department of Planning and Land Use
350 E. Dahlia Avenue
Palmer, Alaska 99645
(907) 861-8525

<TalkeetnaFAQ.pdf>

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Monday, November 07, 2016 11:39 AM
To: Pam Graham
Subject: FW: Talkeetna Community Council Proposed Boundary Change

From: John Bender [<mailto:bender.john@gmail.com>]
Sent: Friday, November 04, 2016 5:06 PM
To: Planning <MSB.Planning@matsugov.us>
Cc: Talkeetna Community Council <tccsecretary@yahoo.com>
Subject: Talkeetna Community Council Proposed Boundary Change

My name is John Bender. Sharon Bender, and I are the owners of three parcels in the area proposed for annexation to the Talkeetna Community Council where our family of eight resides year round. We are strongly IN FAVOR of the proposed boundary change. As you are aware, currently our property does not lie within the boundaries of any community council. When I do have issues or concerns, I take them to the TCC, as the TCC is the closest community council. Furthermore, I often attend Talkeetna Community Council meetings as a visitor. I would like to take a more active role in our community and in the borough as a whole, but with no community council to support me, I do not feel that I have as much of a voice in community and borough affairs.

I urge you to approve the request to extend the TCC boundaries to include the entirety of the Planning Area identified in the Talkeetna Comprehensive Plan so that property owners and residents of the Area might enjoy the same opportunities to hear and be heard as other borough residents.

Please contact me by email at bender.john@gmail.com if you have any questions or would like additional information.

Best regards,

John Bender
20581 E. Rampart Loop
Talkeetna AK 99676

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Monday, December 05, 2016 11:32 AM
To: Pam Graham
Subject: FW: Comment re. Tka Community Council proposed boundary change

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

From: Whitney Wolff [<mailto:wolffwhit@gmail.com>]
Sent: Friday, December 02, 2016 6:11 PM
To: Planning <MSB.Planning@matsugov.us>
Subject: Comment re. Tka Community Council proposed boundary change

Hello Pam Graham and planning staff,
Thank you for the chance to comment on the proposed Talkeetna Community Council boundary change. I received the borough notice which stated my property is within the proposed planning area / in the proposed boundary expansion.

I support the essential services that community councils provide for communities. There are many residents outside of the current TCCI boundary who want to participate in local issues, vote, and potentially volunteer as directors on the council. This expansion provides increased inclusion to many residents who currently attend TCCI meetings, but cannot participate fully as members. These residents are currently lacking an organized voice for social issues and resource development engagement. Whether it be timber harvests, or marijuana licensing procedures - a local community governing body can assist in a positive relationships between residents and state, borough, agencies and operators.

As a resident, I support the expansion noted - it is consistent with the Talkeetna Comprehensive Plan and modifies the Talkeetna council area to a size which is consistent to its neighboring council boundaries. The expansion is forward thinking to accommodate future population growth in the Talkeetna area.

Whitney Wolff

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Friday, November 04, 2016 10:08 AM
To: Pam Graham
Subject: FW: Talkeetna CC Annexation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: cjdmed [<mailto:cjdmed@gci.net>]
Sent: Thursday, November 03, 2016 2:17 PM
To: Planning <MSB.Planning@matsugov.us>
Subject: Talkeetna CC Annexation
Importance: High

We are AGAINST this annexation because we have not received any information about why Talkeetna CC wants to annex this property. What is the cost to land owners, what is the benefit to anyone?

Carey and Margaret Davis
cjdmed@gci.net

Pam Graham

From: CD MacIntosh <icescotnak@gci.net>
Sent: Monday, November 07, 2016 9:39 AM
To: Pam Graham; Taunnie Boothby
Subject: Talkeetna Annexation

I strongly opposed the annexation of my and all other proposed lands by the Talkeetna Community Council. This land grab will only benefit the Talkeetna Council to the detriment of the current independent land owners.

Charles MacIntosh
Talkeetna Blfs ADD ASLS 81-196 Block 10 Lot 2

IM17-060
RS17-022

Pam Graham

From: Eileen Probasco
Sent: Thursday, November 10, 2016 12:56 PM
To: Burns_Michael
Cc: Pam Graham
Subject: RE: Talkeetna Community Council
Signed By: Eileen.Probasco@matsugov.us

Thanks for your comment.
I will forward it on to our staff member who is handling this project.
Eileen Probasco

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

From: Burns_Michael [mailto:Burns_Michael@asdk12.org]
Sent: Thursday, November 10, 2016 12:52 PM
To: Eileen Probasco
Subject: Talkeetna Community Council

Hello Ms. Probasco,

I am writing to tell you I am fully against the Talkeetna Community Council gaining any more land to govern. I own 10 acres, paid in full to DNR, paying my taxes etc. etc. My land is in Talkeetna Bluffs, as I have two 5 acre lot's. They are already planning on trail improvements without listening to us in regards to our parking lot, which more and more people are using every day. These folks do not pay for our parking unlike myself and everyone else that has land in our subdivision.

We have to put up with loosing our parking space to park our rigs to load and off load our machine's to get to our remote land and cabins. We have to put up with all the nasty toilet paper piles, ton's of garbage left in our lot's, and the public trashing our trails and the thefts of our vehicles and belonging's.

As a landowner and payer of property taxes and homeowners association dues each year, I am very opposed to the Talkeetna Community Council gaining any more land for their planning and design. The DAM is on hold for now, but can you imagine what our land will look like if they can gain control for their own interest's without taking into consideration our land and lifestyle. We bought this land as is, cut it, cleared it, have built cabins with the idea that it would stay that way, remote land, beautiful land, with our blood, sweat and tears, literally.

I just want everyone to know that I an others in my subdivision are completely against them gaining any more land to govern as they see fit. Thanks for your time, I appreciate you reading this email, as it's very important to me.

Thank you,
Michael Burns
742-2068 my direct line at work if you have any questions, please call.

Im17-060
RS17-022

Pam Graham

From: Eileen Probasco
Sent: Tuesday, November 22, 2016 10:28 AM
To: dav bon
Cc: Taunie Boothby; Pam Graham
Subject: RE: Talkeetna Community Council
Signed By: Eileen.Probasco@matsugov.us

Thank you for your comment. I will forward it to the staff member handling this project.

I will also have that staff member include a fact sheet, that will clarify some of the misunderstandings and misinformation that seems to be circulating about this issue.

Respectfully,
Eileen Probasco

From: dav bon [<mailto:gobonn007@yahoo.com>]
Sent: Tuesday, November 22, 2016 10:21 AM
To: Eileen Probasco
Subject: Talkeetna Community Council

Hello Ms. Probasco,

I am writing to tell you I am fully against the Talkeetna Community Council gaining any more land to govern. I own 5 acres, paid in full to DNR, paying my taxes etc. etc. My land is in Talkeetna Bluffs. There is already plans for trail improvements without listening to us in regards to our parking lot, which more and more people are using every day. These folks do not pay for our parking unlike myself and everyone else that has land in our subdivision.

We have to put up with loosing our parking space to park our rigs to load and off load our machine's to get to our remote land and cabins. The fear of vandalism and theft from our vehicles grows.

Im17-000
RS17-022

As a landowner and payer of property taxes and homeowners association dues each year, I am very opposed to the Talkeetna Community Council gaining any more land for their planning and design. If they gain control they will look out for their own interest's without taking into consideration our land and lifestyle. We bought this land as is, cut it, cleared it, have built cabins with the idea that it would stay that way, remote land and a beautiful land.

I just want everyone to know that I and others in my subdivision are completely against them gaining any more land to govern as they see fit. Thanks for your time, I appreciate you reading this email.

PIO & BONNY COTTINI
P.O. BOX 3004, PALMER, AK 99645
907-745-3658

November 26, 2016

Matanuska-Susitna Borough
Dept. of Planning & Land Use
c/o Pam Graham
Pam.Graham@matsugov.us
350 E. Dahlia Avenue
Palmer, AK 99645

RE: Talkeetna Community Council Proposed Boundary Change

Dear Ms. Graham,

We have owned a remote recreational parcel on Larson Lake since 1993 with a recreational cabin that can only be accessed by ATV, snowmachine or airplane.

We are adamantly against expanding the Talkeetna Community Council Boundary (Council) as shown on your proposed map. If we are included in the Council boundary we will have absolutely no input in the Council's decisions as we are not permanent residents within this Council boundary, thus we will have no input on decisions that will affect our family cabin and property.

Also, the current quorum of this Council is only four (4) board members of a seven (7) member board. This is an extremely small minority to conduct business decisions affecting a very large boundary encompassing and engulfing a large property ownership of remote parcels.

We are also concerned that if this proposed Council boundary change takes effect then the next step will be to include the whole boundary into the Talkeetna SPUD, which would impose additional regulations on a large number of remote parcels. Most of this proposed expansion area consists of remote private property, Mat-Su Borough, State of Alaska and Native owned lands. The majority of this land has limited roads or no road access to it and thus should not be included in this Council area.

This proposed boundary change should be put to a vote of **ALL PRIVATE PROPERTY OWNERS** within the yellow highlighted proposed annexation area shown on the notification map. This could easily be performed with a mail-out and return ballot from the Mat-Su Borough Planning Department of a simple YES or NO vote for annexation.

This proposed Council boundary change will affect thousands of property owners who will have absolutely no voice in the Council because they, like us, are not full-time residents. The majority of these parcel owners are not primary residents; however these parcels are frequently used.

Please DO NOT annex our property into the Talkeetna Community Council Boundary.

Sincerely,


Pio & Bonny Cottini

IM17-060
RS17-022

Pam Graham

From: Linda & Frog <Imm@mtaonline.net>
Sent: Monday, November 28, 2016 1:16 PM
To: Pam Graham
Subject: Talkeetna Community Council Proposed Boundary Change

Meredith&Linda Miller
PO Box 238
Willow AK 99688

November 28,2016

Matanuska-Susitna Borough
Dept. of Planning&Land Use
c/o Pam Graham

RE: Talkeetna Community Council Proposed Boundary Change

Dear Ms.Graham,

We have two parcels of land on Larson Lake that we have owned since 1992. We have a cabin on one parcel. We have been paying taxes on these parcels and receive no service from the borough.We can only access our property by ATV, snowmachine,or airplane. We should be able to vote on any plan that affects our property. We are very much against this expansion!!
How can only 4 people decide the rules that affect so many property owners?
This is still America, and all property owners should have a vote!!

WE VOTE NO! Do not annex our property!!

Linda & Meredith Miller

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Tuesday, November 29, 2016 8:29 AM
To: Pam Graham
Subject: FW: proposed boundary change

From: Pamela Young [<mailto:musselshell@hotmail.com>]
Sent: Monday, November 28, 2016 5:36 PM
To: Planning <MSB.Planning@matsugov.us>
Subject: proposed boundary change

Sirs,

Alaska is one of the last places where I can own land and determine for myself what that land will be used for.

You are proposing to annex my land into your planning system. I own remote property that is difficult to access to get away from precisely what you are proposing to do. Obviously I am opposed to your boundary change. Please do nothing that will make our state less like Alaska and more like the lower 48. I have made Alaska my home since the early 1970s

And I am concerned for my grand children that their freedom to live as my wife and I have will be taken away by well meaning councils and planners. Let me know what I can do to keep this from becoming law. It has been my experience that once you start down the road of allowing a small group to make decisions for individuals about their property it is very difficult to return to the Alaska we all love.

Sincerely
Dan Young

Sent from Mail for Windows 10

Fm17-060
RS 17-022

Pam Graham

From: Cabinwaves <cabinwaves@yahoo.com>
Sent: Thursday, December 01, 2016 9:04 AM
To: taunnieboothby@matsugov.us; Pam Graham
Subject: Talkeetna Community Council Proposed Annexation

Dear Ms. Boothby and Ms. Graham,

We have owned property in the proposed annexation 18+ years. We own four 5 acre lots in the Bartlett Hills area near Larson Lake. We are full time Summer residents and part time Winter Residents at our remote off grid cabin, accessible only by difficult ATV or snowmachine trail, which has been maintained by the residents with zero assistance from the borough.

We are **ADAMANTLY AGAINST** against the annexation of our property and the the proposed area in to the Talkeetna Community Council boundary. This is a HUGE expansion of the council area and is completely uncalled for. The fact that this would put such a large area of land under the a 4 person quorum of the council to decide rules, regulations, and changes of this very remote, mostly roadless area of Borough, State, Private, and native lands is completely unacceptable. The long term owners like us would have little direct input to the council who would have little knowledge of this area and the effect their changes, rules, and regulations would have on our lifestyle.

We are very concerned that the next step would be to incorporate this area in the Talkeetna SPUD, imposing further regulations, restrictions, and interference to our land, lifestyle, and the entire area.

The proposed annexation would affect hundreds of land owners who have no input to the process because they are not permanent residents, as this area does not lend itself to permanent residency.

We have already experienced a sudden surprise increase in our property taxes of 60%! This is an area with little to no borough services and we are concerned that any annexation or future inclusion in the Talkeetna SPUD would lead further regulations, rules, and changes, as well as tax increases, and provide no services, which we do not want.

Please accept this email as our comments on the annexation proposal as we do not have mail service to send a letter in time.

PLEASE DO NOT ANNEX OUR LAND IN TO THE TALKEETNA COMMUNITY COUNCIL BOUNDARY!

Sincerely,
Jim and Carolyn Hruby
355-6800

Im17-060
RS 17-022

Pam Graham

Subject: FW: Talkeetna Community Council Comment
Attachments: TalkeetnaFAQ.pdf

From: Eileen Probasco
Sent: Thursday, December 01, 2016 9:49 AM
To: moosehead08@yahoo.com
Cc: Taunnie Boothby <Taunnie.Boothby@matsugov.us>
Subject: RE: Talkeetna Community Council Comment

Thank you for your comment. I will forward it to the staff member working on this project. I will also have her forward you a copy of FAQ's that may help explain the issue a little better, and quell some misinformation that seems to be circulating.

Eileen Probasco

From: nick power [<mailto:moosehead08@yahoo.com>]
Sent: Wednesday, November 30, 2016 9:26 PM
To: Eileen Probasco
Subject: Talkeetna Community Council Comment

Hello Ms Probasco, can I please have my below comment issued in regards to the Talkeetna Community Council?

Hello Ms Probasco, can I please have my below comment issued in regards to the Talkeetna Community Council Boundary review?

I strongly do not support this boundary extension. I purchased this property the way it is away from the masses to have my own personal get away from the business we live in today within. I have taught and plan to continue to teach and mentor my growing children the way of life in a remote section which is dependent upon area resources of Alaska which resides in this potential expansion area. I have property 7.5 miles from the end of Comsat Road within the Talkeetna Bluffs subdivision. We purchased this property solely for getting away from what the council is trying to do. Since this is recreation property to us we could not support or afford the future raised taxes that would surely come from this expansion. I can assure you there are many more property owners that share this same thought. Talkeetna already cannot not manage or support what they currently manage as our trailhead parking lot is small, vehicles have been vandalized, and trash is often strewn on the trail out to Talkeetna Bluffs subdivision. Most "Visitors" that have complete disregard for this area. I can only see these problems exponentially increasing with more access. I find it insulting that the Mat-Su borough would even consider this expansion as a direct disregard towards established communities aside from the Talkeetna Bluffs and all property owners. Living and recreating like this comes at a cost of blood, sweat, and tears, this is a way of life for many of us. While big corporations and revenue seekers do not understand our way of life they can look elsewhere for their expansion area.

Im17-060
RS 17-022

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Friday, December 02, 2016 3:39 PM
To: Pam Graham
Subject: FW: Talkeetna expansion

From: Michael Starling [<mailto:mpstarling@gci.net>]
Sent: Friday, December 02, 2016 1:57 PM
To: Planning <MSB.Planning@matsugov.us>
Subject: Talkeetna expansion

Department of Planning

I do not feel there is a need to expand the Talkeetna boundary at this time. So I say "NO".

Thank you

Patsy Starling
L7 B11

Im17-060
RS17-022

To whom it concerns -

The proposed TRN comm. council's
changes to SNLD -

my vote is NO !!

Reasons -

The TRN area has 3 very dedicated
accesses into "PUBLIC" LAND EAS.
OF TRN -

The TRN council has neither
the knowledge, skill, or ability
to properly care for the existing
accesses !!

FOR subdivision development -
- look NO further than Beaver Rd.
in East TRN - along the river -
or across from the UFW in TRN
These people on the comm.
council do not, or will not
have the ability to properly
maintain an access on private

The TKA "LAND MANAGER" WAS
 responsible in part, in Aug 2013,
 in cutting 'MANY' trees over a
 known property line!! 40-50 trees.

This was in Bartlett Hills "D"
 The Land manager was a ^{man's} daughter
 employee - so much for
 stewardship of the land!

The "VAGUENESS" of the way
 the proposal is written is
 frightening.

The term "governmental ~~programs~~
 programs" is scary!

The term "affect" is so
 VAGUE! sec 5, item 2

Pam Graham

From: Bill <cleone@mtaonline.net>
Sent: Wednesday, November 09, 2016 12:25 PM
To: Pam Graham
Subject: Tka CC proposed land annexation

Greetings,

Regarding the proposed Talkeetna community council land annexation. The area to be annexed is pretty much populated by recreational users from various locations within the state and accessible only via seasonal trails. Very few year round residents reside there. The fact that the current Talkeetna council area has year round road accessibility, has a stable population and thriving tourism industry is a complete opposite to the proposed annexed area. I really can't see how the Tka. CC could begin to represent this area. There is little or no compatibility other than geographical. Conditions needs and goals are far, far apart and I feel future meetings would be poorly attended by representatives of the annex area with little being accomplished.

Thanks for reading my point of view.

Wm. E. Powers

Pam Graham

From: ropingidiot@yahoo.com
Sent: Tuesday, November 15, 2016 10:44 AM
To: Pam Graham
Subject: Talkeetna Community Council Proposed Boundary Change

We own property in the Talkeetna Bluffs and do not want to be annexed to the Talkeetna Community Council.

Andrew G. Loyer

Im17-060
RS17-022

Pam Graham

From: Mary Brodigan on behalf of Planning
Sent: Thursday, December 01, 2016 8:15 AM
To: Pam Graham
Subject: FW: Annexation

From: rlord@gci.net [<mailto:rlord@gci.net>]
Sent: Wednesday, November 30, 2016 3:01 PM
To: Planning <MSB.Planning@matsugov.us>
Subject: Annexation

Mr./Ms.,

11/30/2016

In regards to the Talkeetna Community Council Proposed Annexation.

I am a land owner in the effected area and am already represented by the "Talkeetna Bluffs Homeowners Association". As such, I see the proposed annexation as nothing more than a group of people, "Talkeetna Community Council", wanting to expand their influence and control over other peoples property that they do not own.

I am against this Annexation.

Sincerely,

Rickard J.K. Lord

Im 17-060
RS 17-022

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

From: Roger Dupey [<mailto:rwdupey@gmail.com>]
Sent: Friday, December 02, 2016 9:39 AM
To: Taunnie Boothby <Taunnie.Boothby@matsugov.us>
Cc: Pam Graham <Pam.Graham@matsugov.us>
Subject: Re: Talkeetna Boundary Expansion

Dear Taunnie Boothby and Pam Graham,
Having reviewed the FAQ regarding the proposed Talkeetna Boundary Expansion I again must state that I and my wife are completely opposed to the expansion. We live on Mastodon Road and are 14 road miles from the Talkeetna townsite. We are a rural farming community and our needs, wants and lifestyle have little in common with the good people of Talkeetna. We do not want the Talkeetna Community Council having a say in our lives.

Additionally, we were not given proper notification of the proposed boundary expansion. Several months ago I did hear something about a proposed boundary expansion but I figured that being so far from town that it would have nothing to do with us and so I paid little heed.
Since our property and those of our neighbors were included, we should have been personally notified at the onset and not as you did it at the conclusion. I talked to several neighbors and, with the exception of one, none of them had any idea of the proposal.

That this proposed expansion can be decided by you and a handful of representatives without us being part of the decision is undemocratic and absolutely wrong. At the very least we should be able to vote on such an important decision that can affect our lives in so many ways.

We ask you to NOT go forward with the proposed Talkeetna Boundary Expansion.

Sincerely,
Roger W. Dupey (907) 315-4441
Kristie A. Dupey (907) 315-0686

29151 S Mastodon Rd
HC89 Box 8104
Talkeetna, AK 99676

On 11/21/16, Taunnie Boothby <Taunnie.Boothby@matsugov.us> wrote:

>
> Dear Mr. Dupey,
> Thank you for providing your comments. Here is a copy of the
> frequently asked questions (FAQ). Please feel free to submit
> additional comments after you read the FAQ. I will ensure the comments
> you have submitted are a part of the record.
> Thank you,
>
> Taunnie L. Boothby, CFM, Planner II
> Mat-Su Borough
> Planning and Land Use Department
> 350 E. Dahlia Ave
> Palmer, AK 99645
>
> 907-861-8526
>
> taunnie.boothby@matsugov.us

Complete description of the Proposed Talkeetna Community Council boundary:

<u>TOWNSHIP</u>	<u>RANGE</u>	<u>SECTION</u>
24 NORTH	1 EAST	ALL OF SECTIONS 1 THRU 30.
25 NORTH	1 EAST	ALL SECTIONS
25 NORTH	1 WEST	ALL OF SECTIONS 1 THRU 18.
25 NORTH	2 WEST	ALL OF SECTIONS 1 THRU 18.
25 NORTH	3 WEST	ALL OF SECTIONS 1 THRU 18.
25 NORTH	4 WEST	ALL OF SECTIONS 1 THRU 20, AND 29 THRU 32.
25 NORTH	5 WEST	ALL OF SECTIONS 1, 12, 13, 24, 25 AND 36 LYING EAST OF THE ORDINARY HIGH WATER LINE OF THE SUSITNA RIVER.
26 NORTH	1 EAST	ALL SECTIONS
26 NORTH	1 WEST	ALL SECTIONS
26 NORTH	2 WEST	ALL SECTIONS
26 NORTH	3 WEST	ALL OF SECTIONS 1, 7 THRU 36; AND ALL OF SECTIONS 2 THRU 6 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
26 NORTH	4 WEST	ALL OF SECTIONS 10 THRU 15, AND 20 THRU 36; AND ALL OF SECTIONS 1 THRU 3, 9, 16 THRU 19 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
26 NORTH	5 WEST	ALL OF SECTIONS 24, 25, AND 36 LYING EAST OF THE ORDINARY HIGH WATER LINE OF THE SUSITNA RIVER.
27 NORTH	1 EAST	ALL OF SECTIONS 1 THRU 5, AND 7 THRU 36; AND ALL OF SECTION 6 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
27 NORTH	1 WEST	ALL OF SECTION 11 THRU 17, AND 19 THRU 36; AND ALL OF SECTIONS 1 THRU 3, 7 THRU 10, AND 18 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
27 NORTH	2 WEST	ALL OF SECTIONS 15, 16, AND 20 THRU 36; AND ALL OF SECTIONS 3 THRU 5, 8 THRU 11, 13, 14, 17, AND 19 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
27 NORTH	3 WEST	ALL OF SECTIONS 24, 25, 35, 36 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
28 NORTH	1 EAST	ALL OF SECTION 1, 12 THRU 14, 22 THRU 27, AND 33 THRU 36; AND ALL OF SECTIONS 2, 10, 15, 16, 21, 28, 29, AND 32 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.
29 NORTH	1 EAST	ALL OF SECTIONS 25, 35, AND 36 LYING SOUTH OF THE ORDINARY HIGH WATER LINE OF THE TALKEETNA RIVER.

Exhibit A4

Im 17-060
RS 17-022

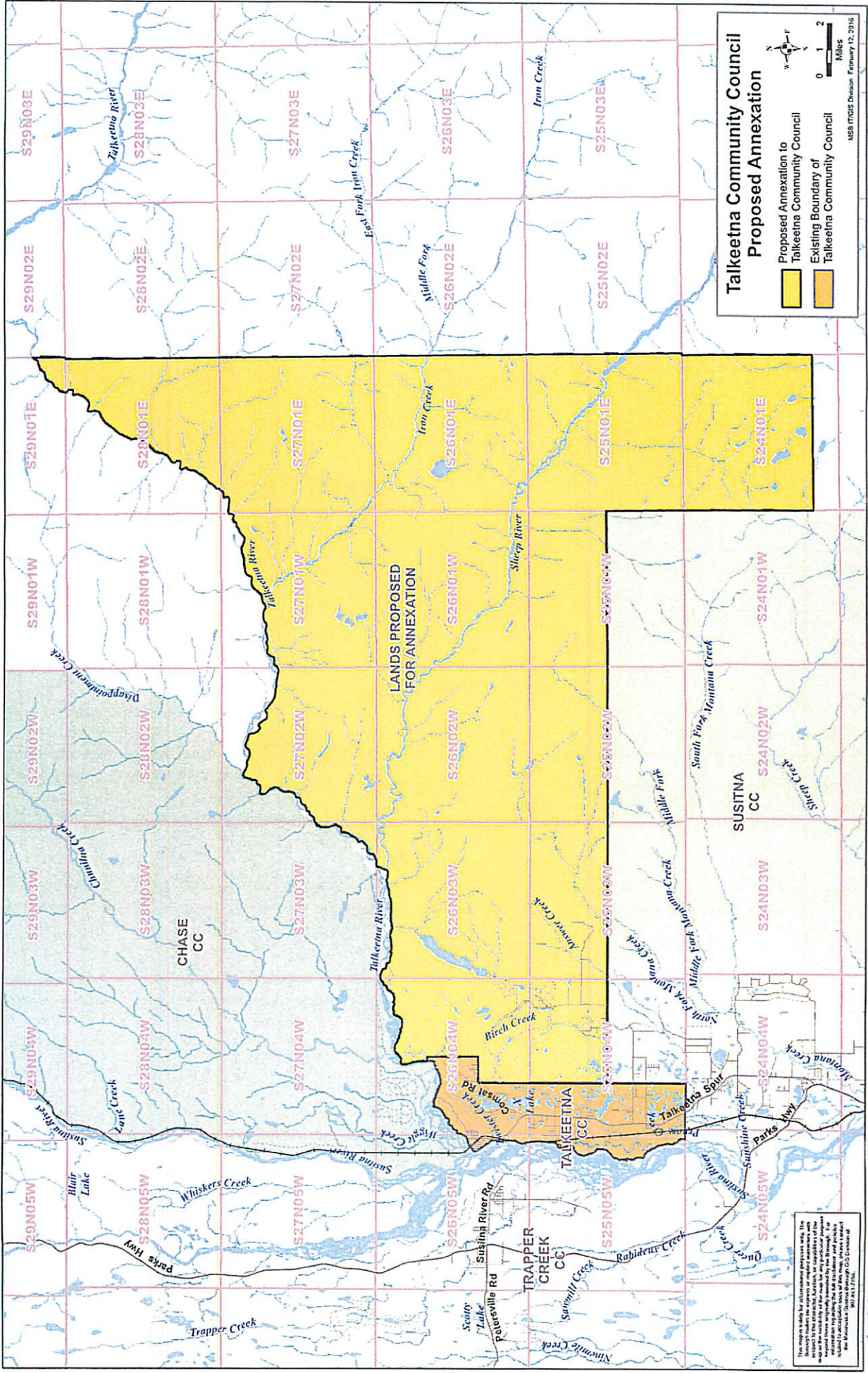
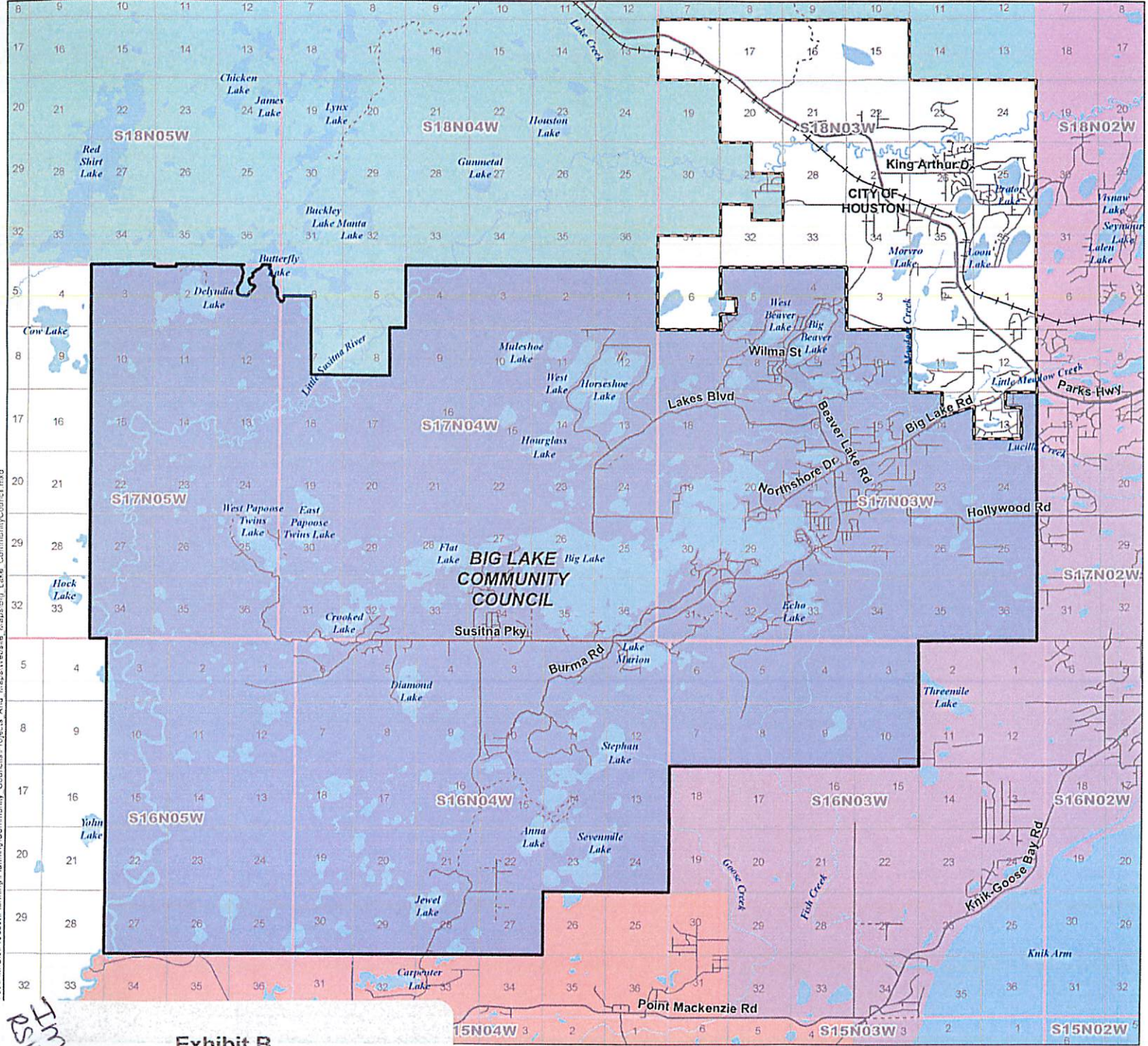


Exhibit A5

Im17-060
RS17-022

BIG LAKE Community Council

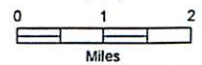


Legend

- CITY BOUNDARY
- Community Councils**
- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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Exhibit B

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Im17-060
RS17-032

BUFFALO MINE/ SOAPSTONE Community Council



Legend

CITY BOUNDARY

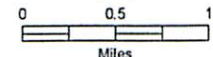
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
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THE ALASKA RAILROAD



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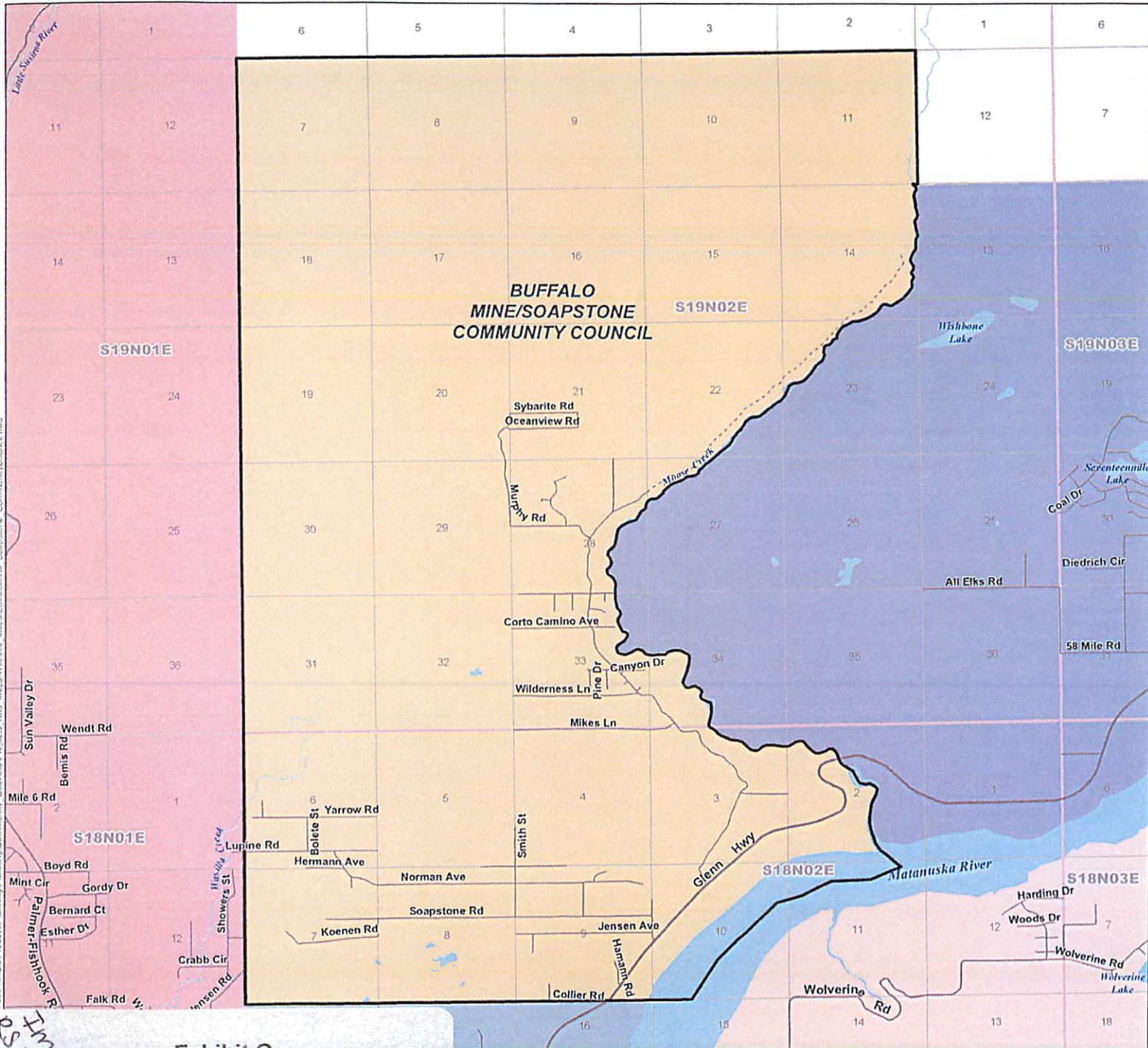


Exhibit C

EM17-010
RS 17-032

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BUTTE Community Council



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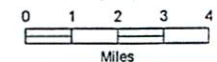
- MSB BOUNDARY
- CITY BOUNDARY

Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
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Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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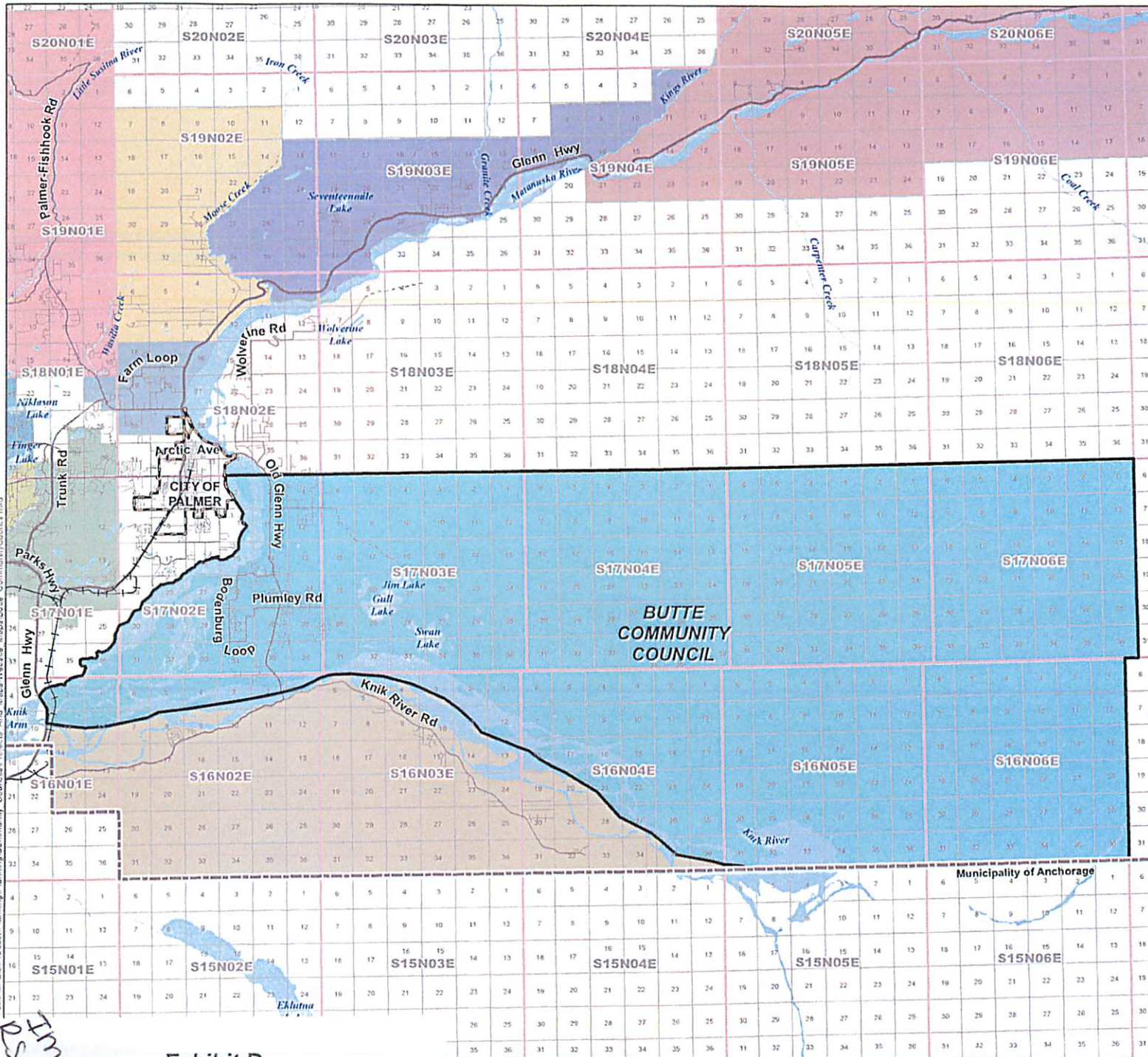


Exhibit D

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RS17-033

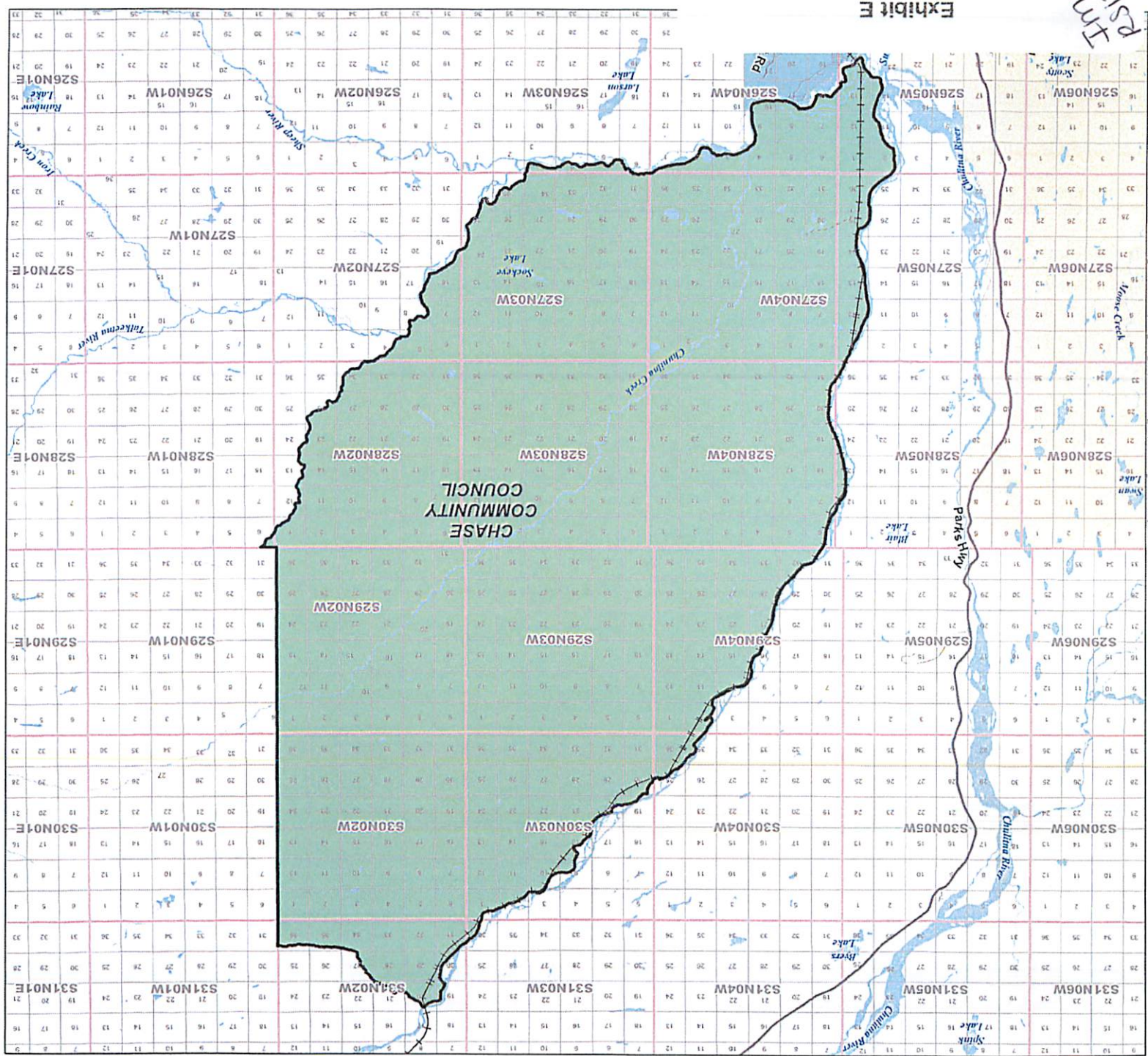
CHASE Community Council



Legend

- CITY BOUNDARY
 - Community Councils**
 - BIG LAKE
 - BUFFALO MINES/OPSTONE
 - BUTTE
 - CHASE
 - CHICKALOON
 - FARM LOOP
 - FISHHOOK
 - GATEWAY
 - GLACIER VIEW
 - KNIK-FAIRVIEW
 - LAZY MOUNTAIN
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 - NORTH LAKES
 - PETERSVILLE
 - POINT MACKENZIE
 - SKWENTNA
 - SOUTH KNIK RIVER
 - SOUTH LAKES
 - SUSTNA
 - SUTTON
 - TALKETNA
 - TANANA
 - TRAPPER CREEK
 - WILLOW
- ## Road Classifications
- HIGHWAY
 - MAJOR
 - MEDIUM
 - MINOR
 - PRIMITIVE
 - THE ALASKA RAILROAD
- Miles
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- N

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Tm17-000

CHICKALOON Community Council



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CITY BOUNDARY

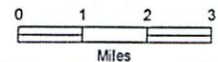
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
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THE ALASKA RAILROAD



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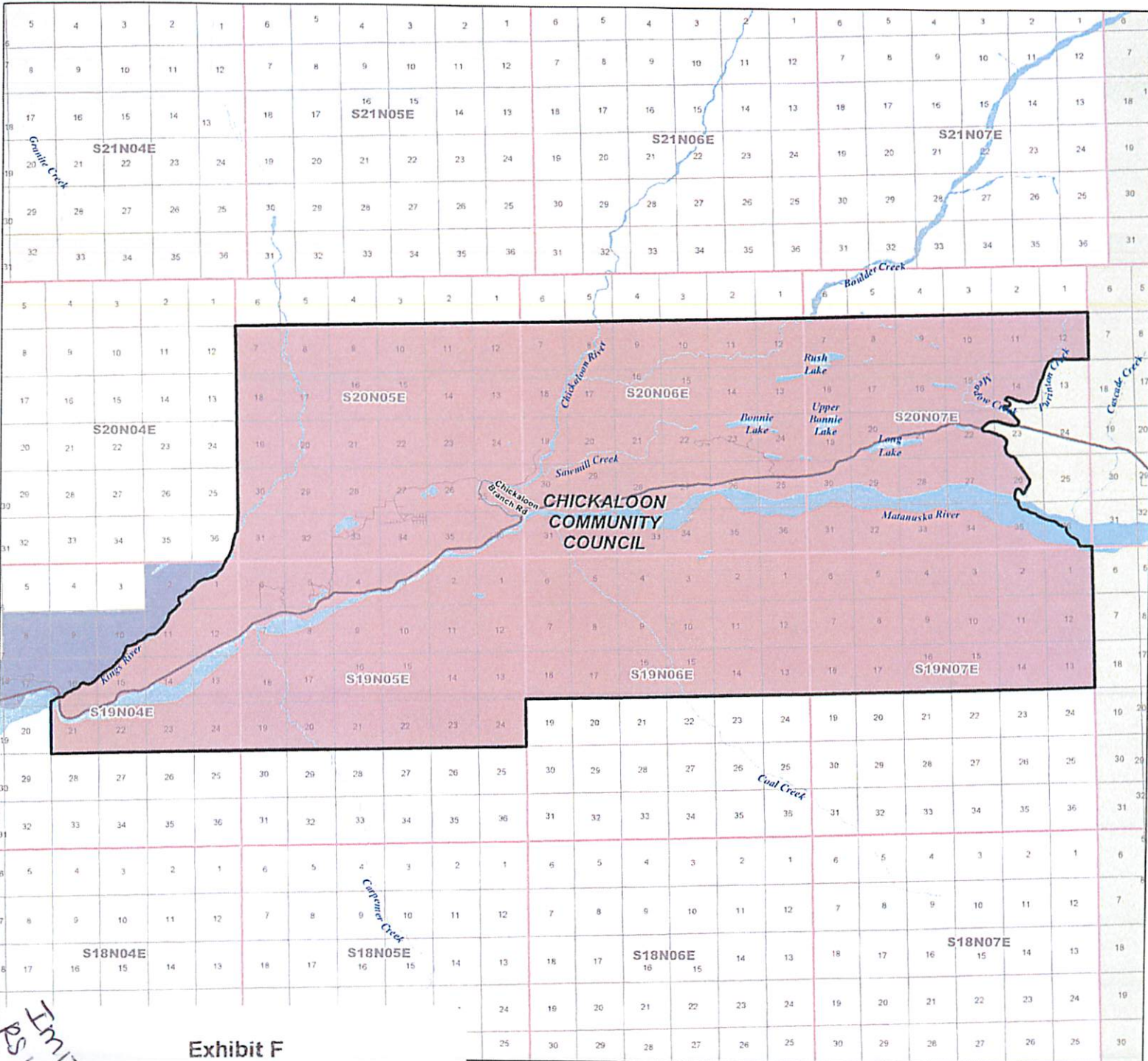


Exhibit F

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FISHHOOK Community Council



Legend

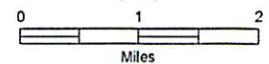
CITY BOUNDARY

Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
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- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
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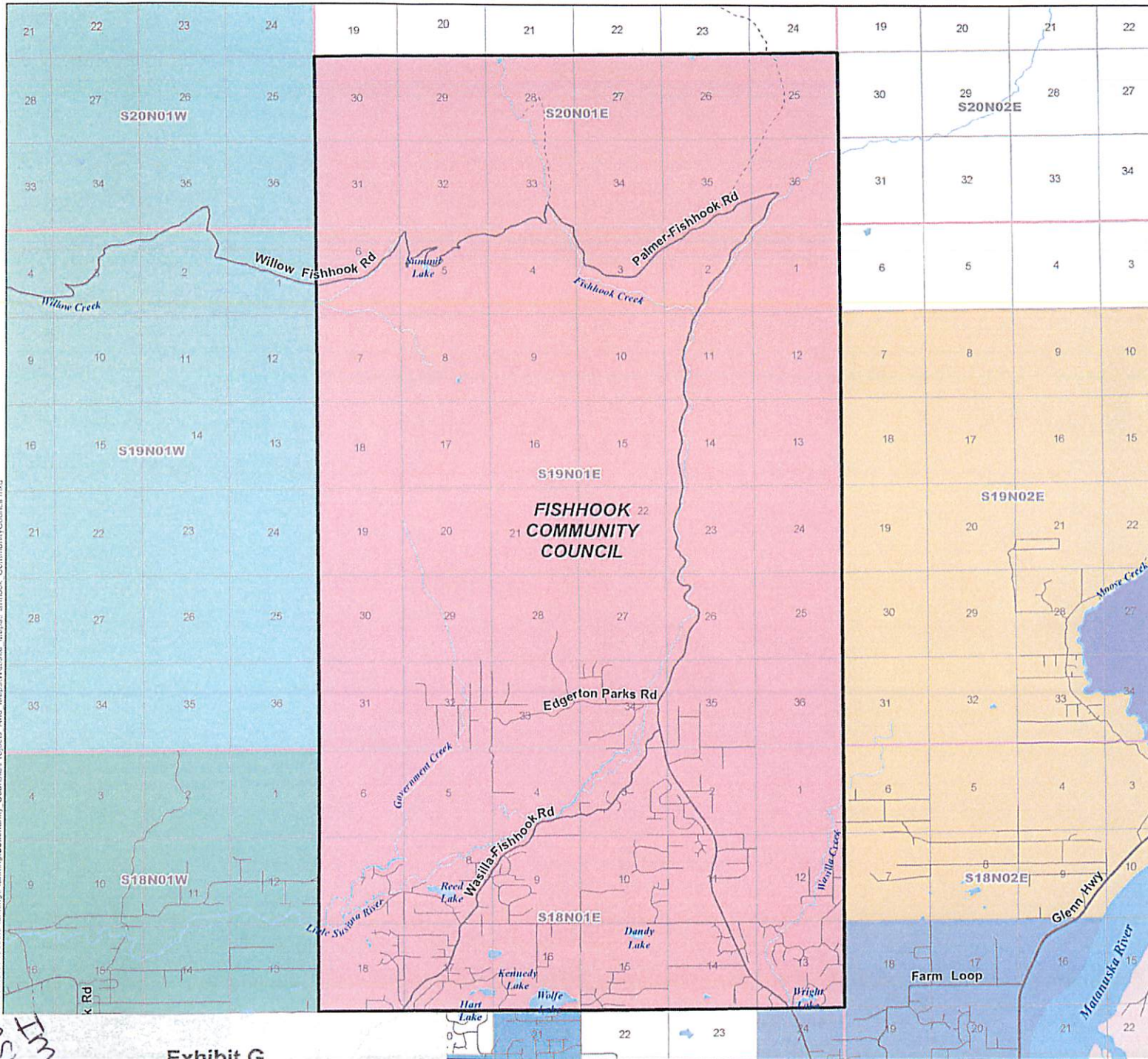


Exhibit G

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IM17-000
08-17-2015

GLACIER VIEW Community Council



Legend

- MSB BOUNDARY
- CITY BOUNDARY

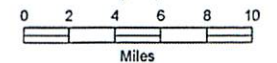
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALLEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE

THE ALASKA RAILROAD



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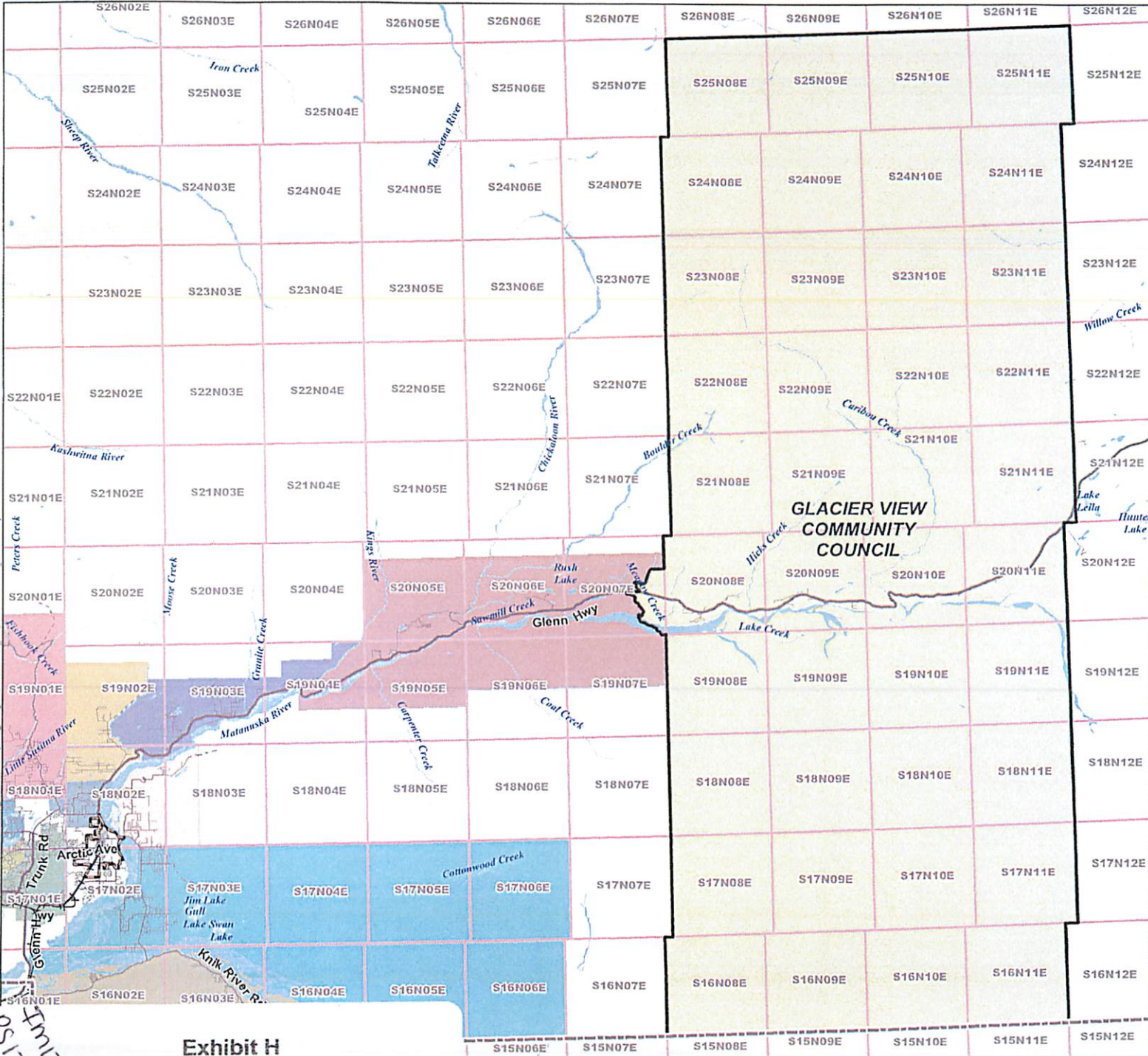


Exhibit H

Publ. M. GIS Product Planning Community Councils Projects And Maps Website Maps Glacier View Community Council.mxd

090117-000
090117-000
090117-000

KNIK-FAIRVIEW Community Council



Legend

- MSB BOUNDARY
- CITY BOUNDARY

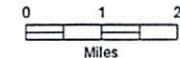
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE

THE ALASKA RAILROAD



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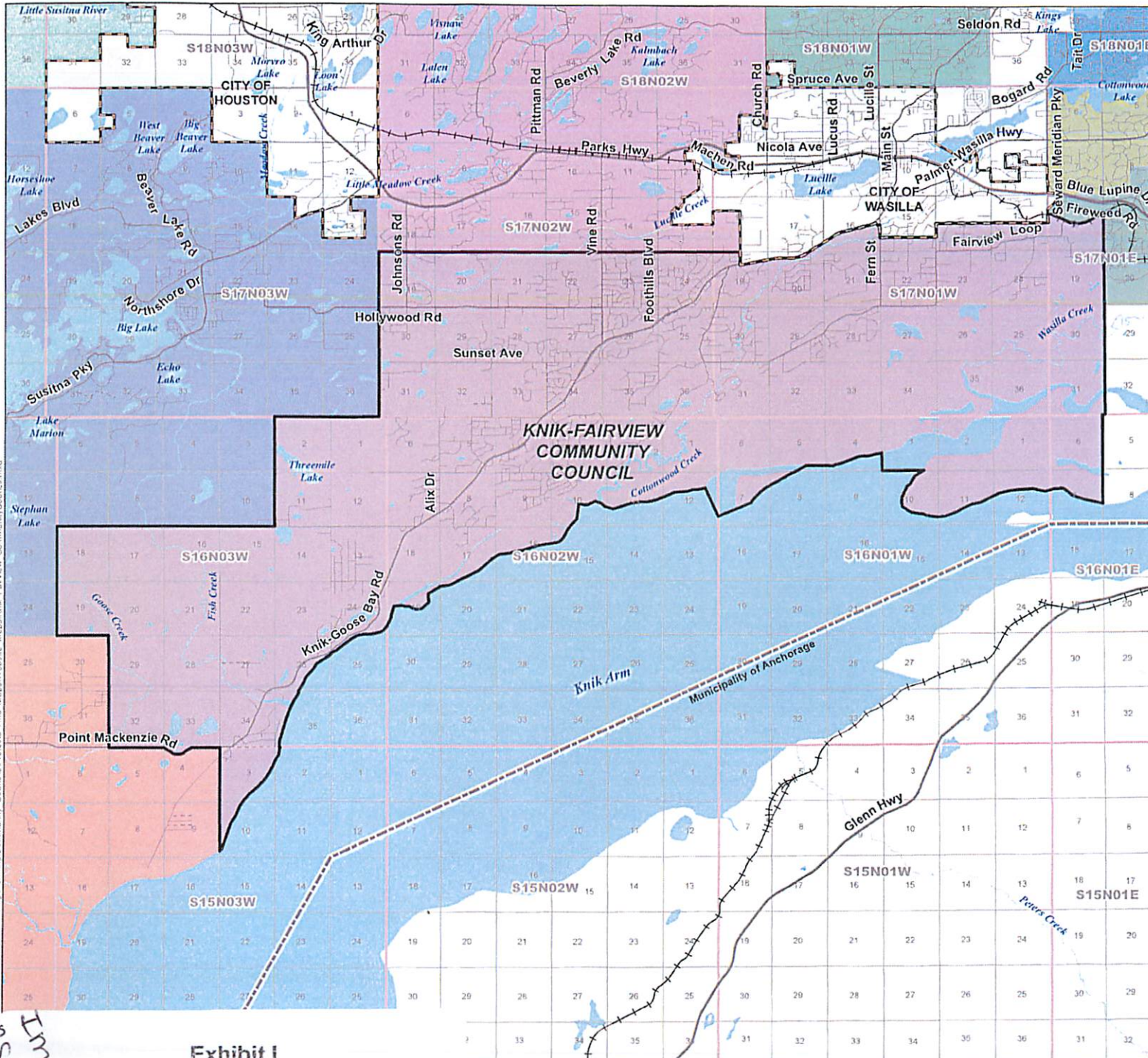


Exhibit I

CO-FI SD 00-01-17

LAZY MOUNTAIN Community Council



Legend

CITY BOUNDARY

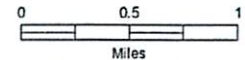
Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

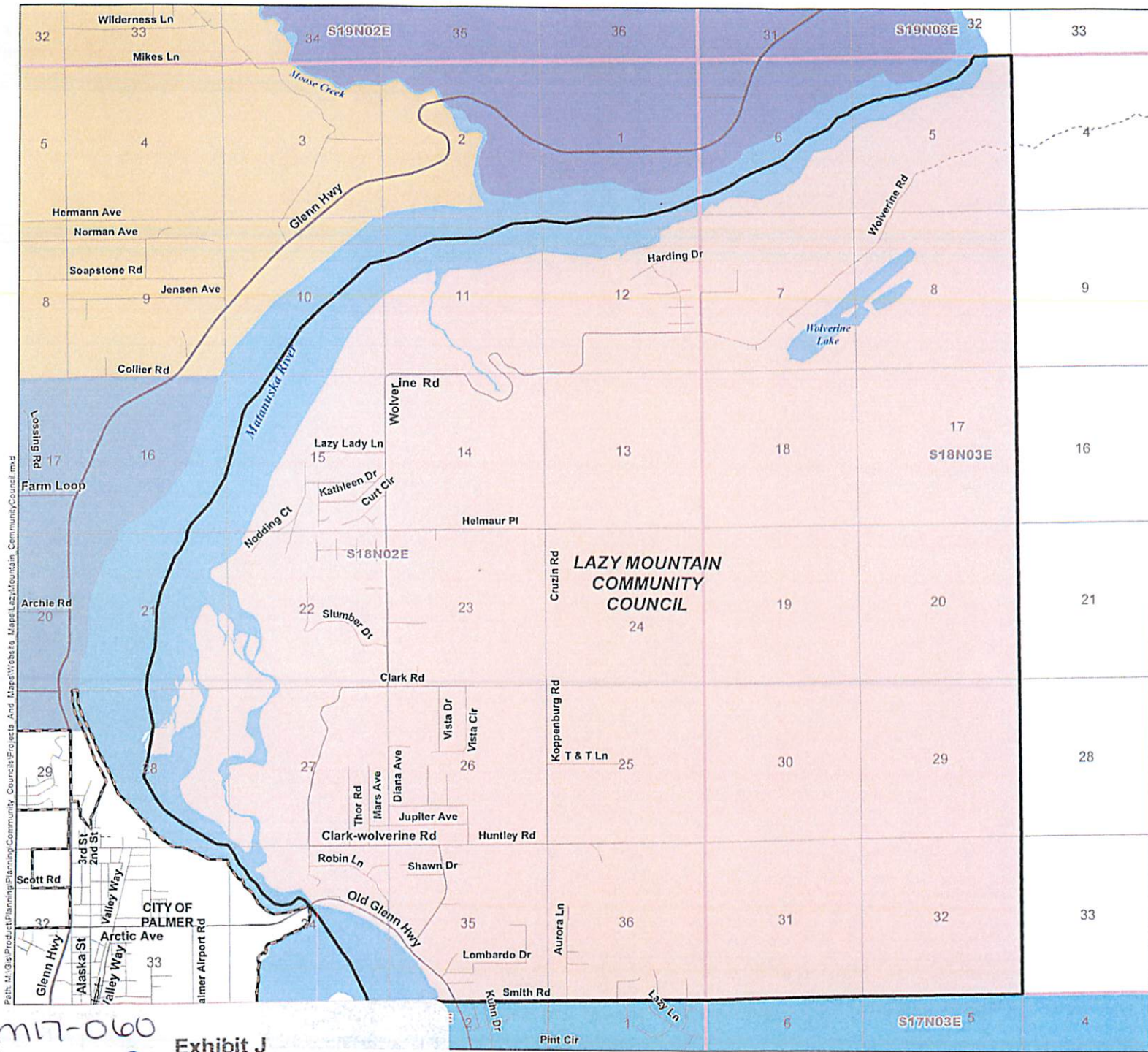
Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE

THE ALASKA RAILROAD



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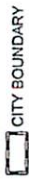
Jm17-060
RS17-022

Exhibit J

MEADOW LAKES Community Council



Legend

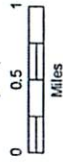


Community Councils

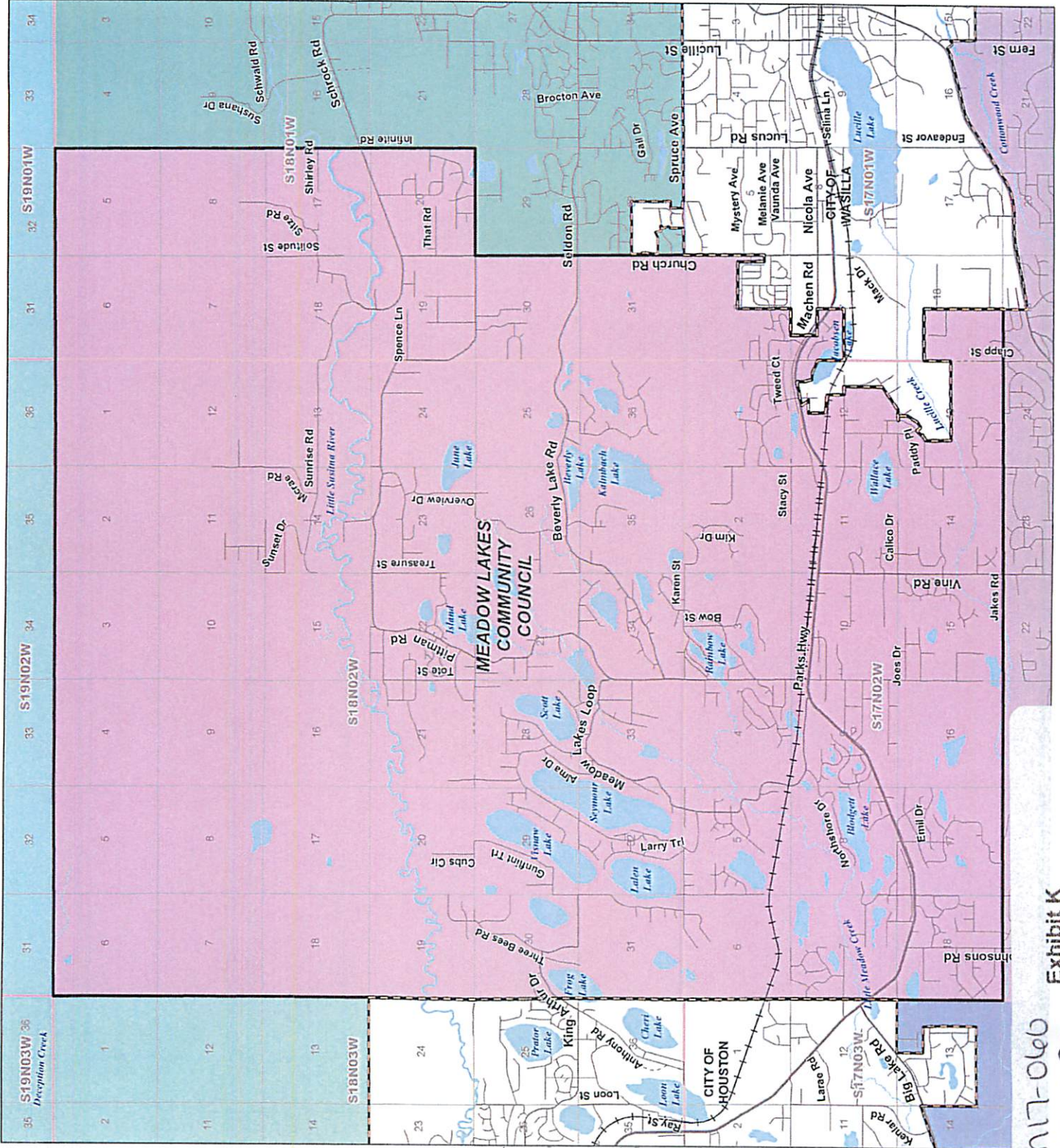
- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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Am17-060
RS17-022

PETERSVILLE Community Council



Legend
 CITY BOUNDARY

Community Councils

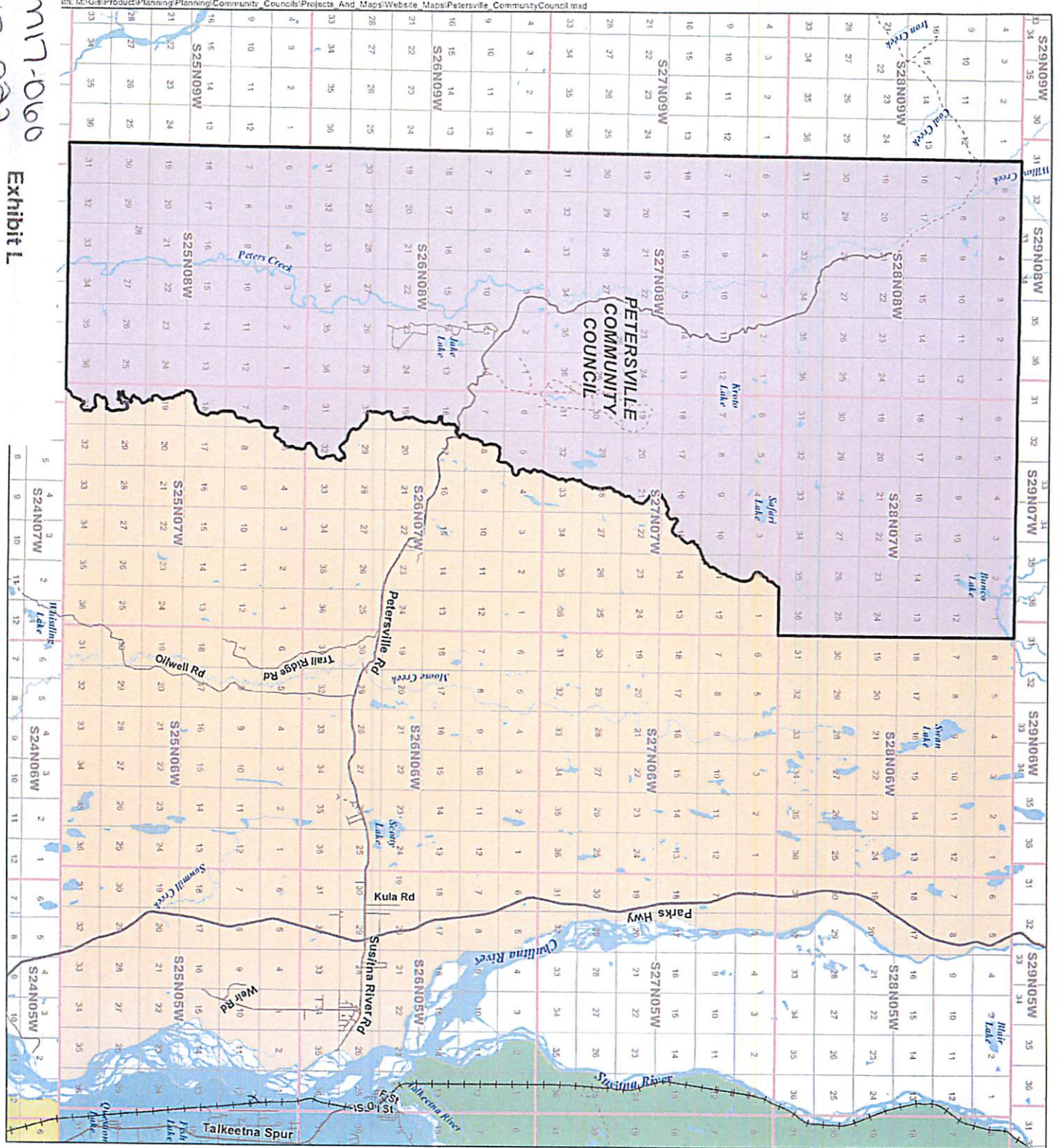
- BUFFALO LAKE
- BIG LAKE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KINK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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POINT MACKENZIE Community Council



Legend

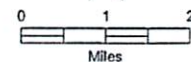
- MSB BOUNDARY
- CITY BOUNDARY

Community Councils

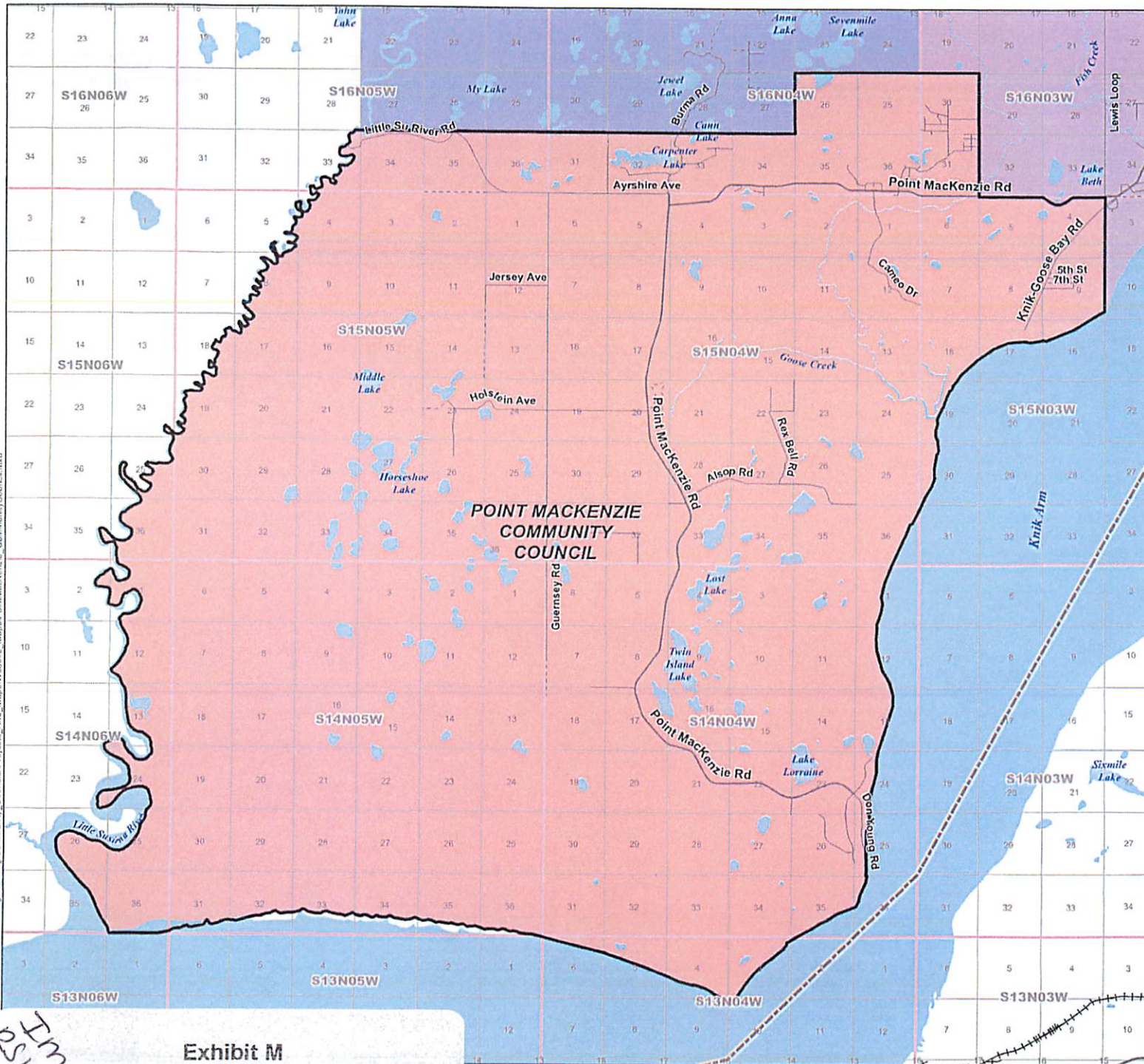
- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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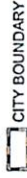
IM17-060
 RS17-022
 090-030

Exhibit M

SKWENTNA Community Council



Legend

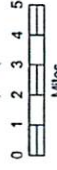


Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALLEKETA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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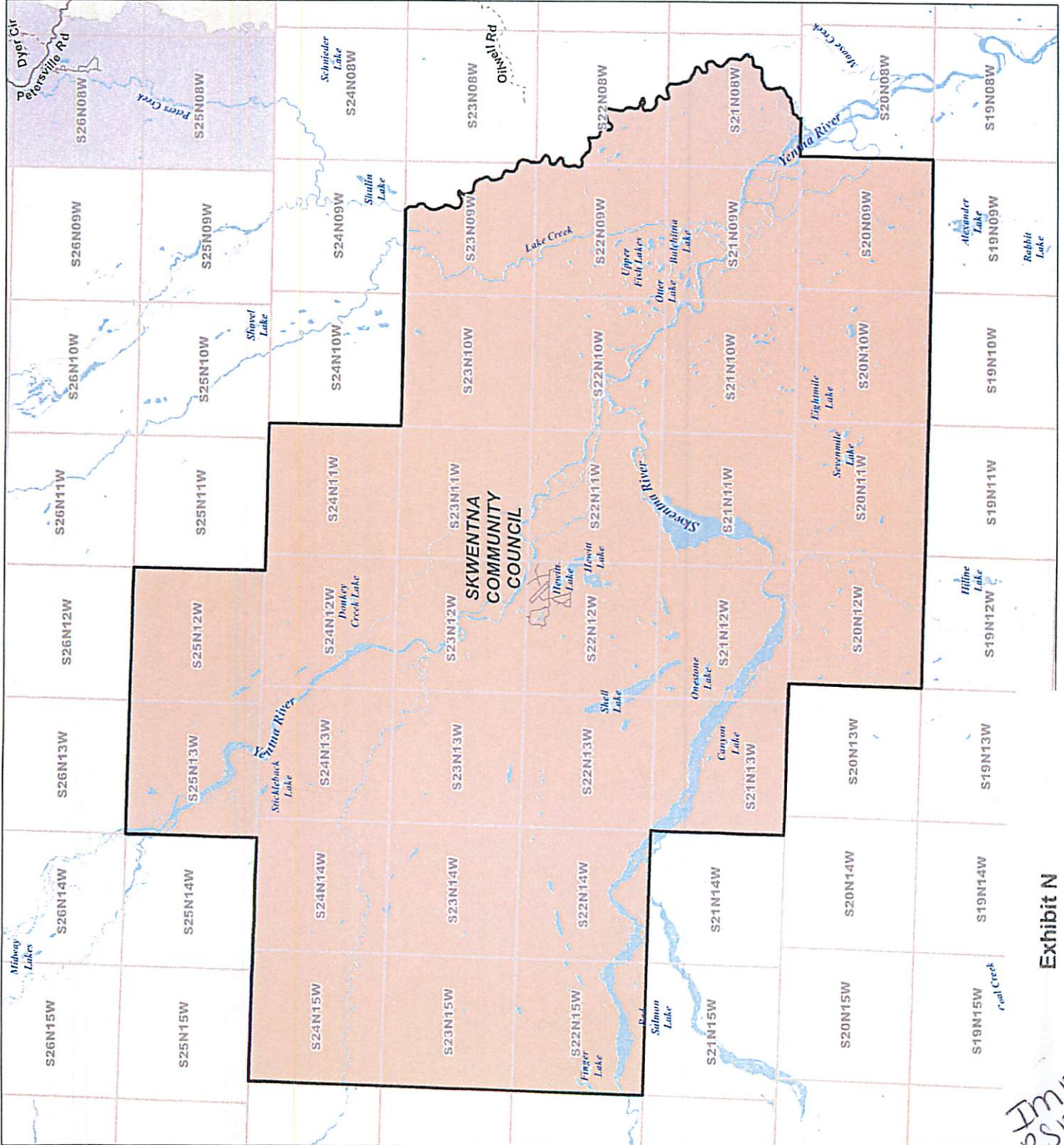


Exhibit N

Im17-060
RS17-22

SOUTH KNIK RIVER Community Council



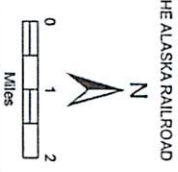
- Legend**
- MSB BOUNDARY
 - CITY BOUNDARY

Community Councils

- BIG LAKE
- BUFFALO MINE/SOPARSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSTINA
- SUTTON
- TALKETNA
- TANANA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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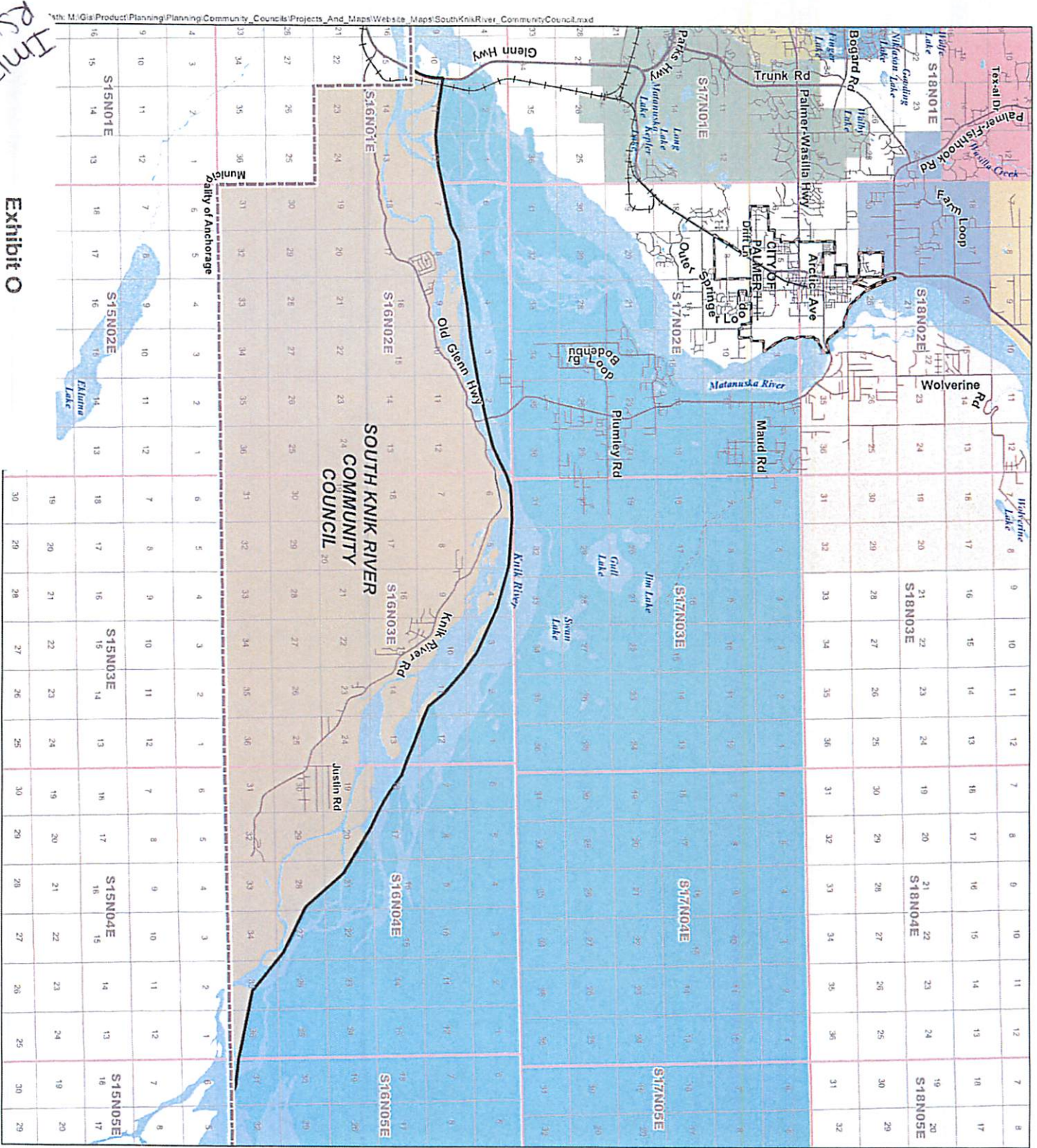


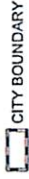
Exhibit O

IM17-000
RS17-000

SUSITNA Community Council



Legend

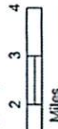


Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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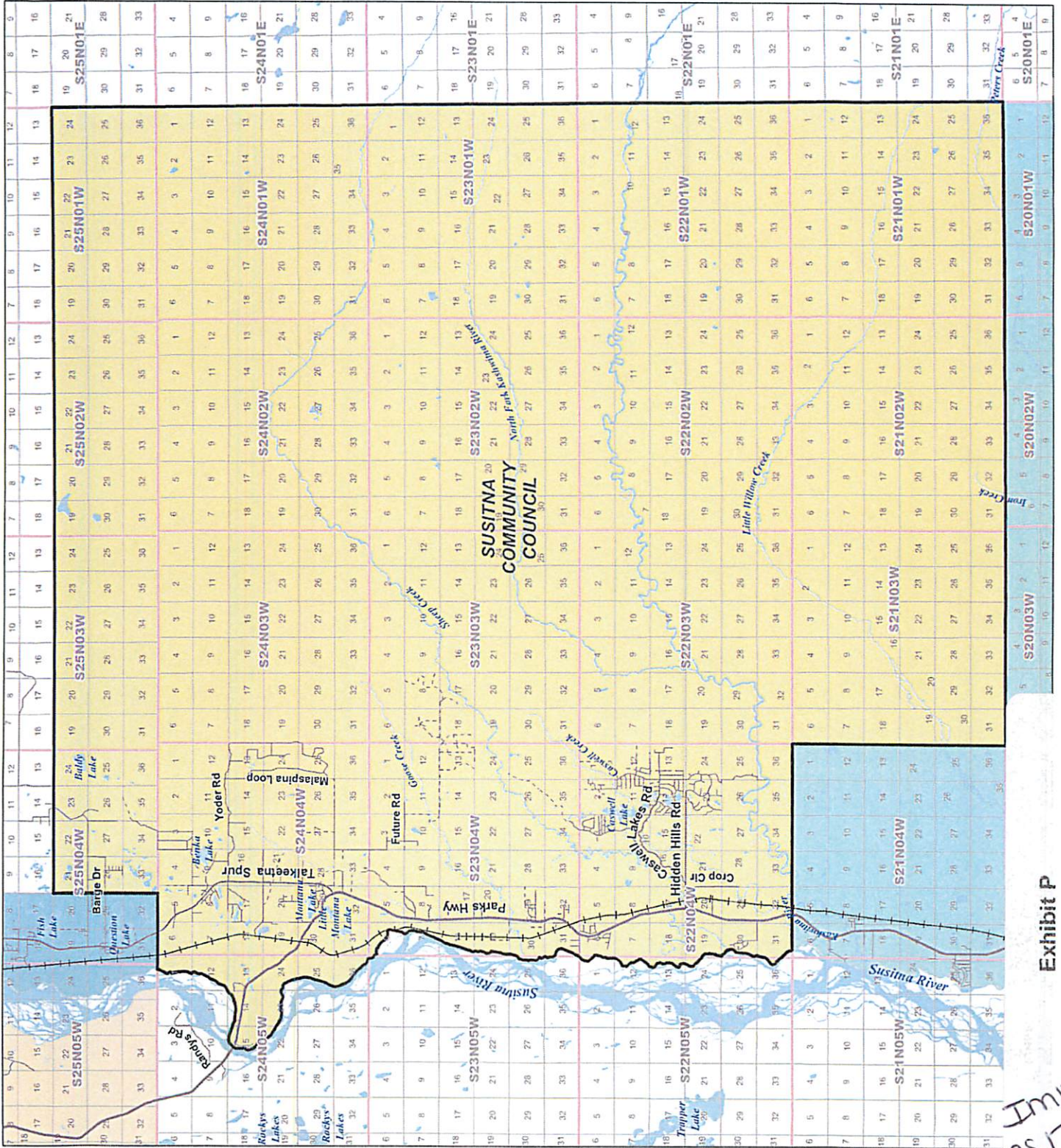


Exhibit P

Im17-060
RS 17-028

SUTTON Community Council



Legend

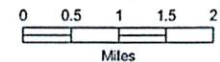
CITY BOUNDARY

Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSITNA
- SUTTON
- TALKEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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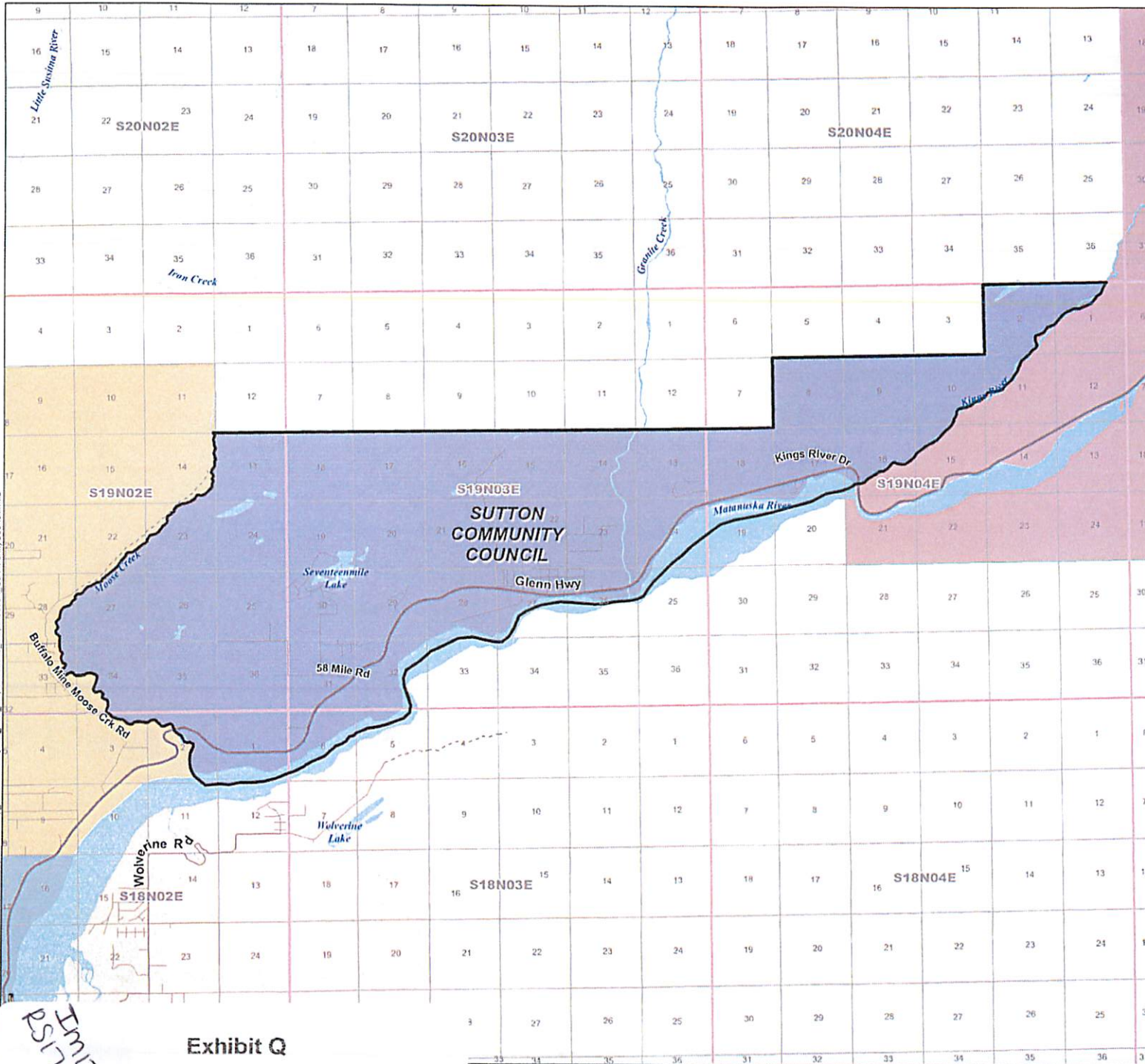


Exhibit Q

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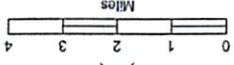
090-11-010
090-11-010
RS17-010

TRAPPER CREEK Community Council



Legend

- CITY BOUNDARY
- Community Councils**
- BIG LAKE
- BUFFALO MINE/SAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSTNA
- SUTTON
- TALKETNA
- TANAINA
- TRAPPER CREEK
- WILLOW
- Road Classifications**
- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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MSB Information Technology Dept./GIS August 29, 2015

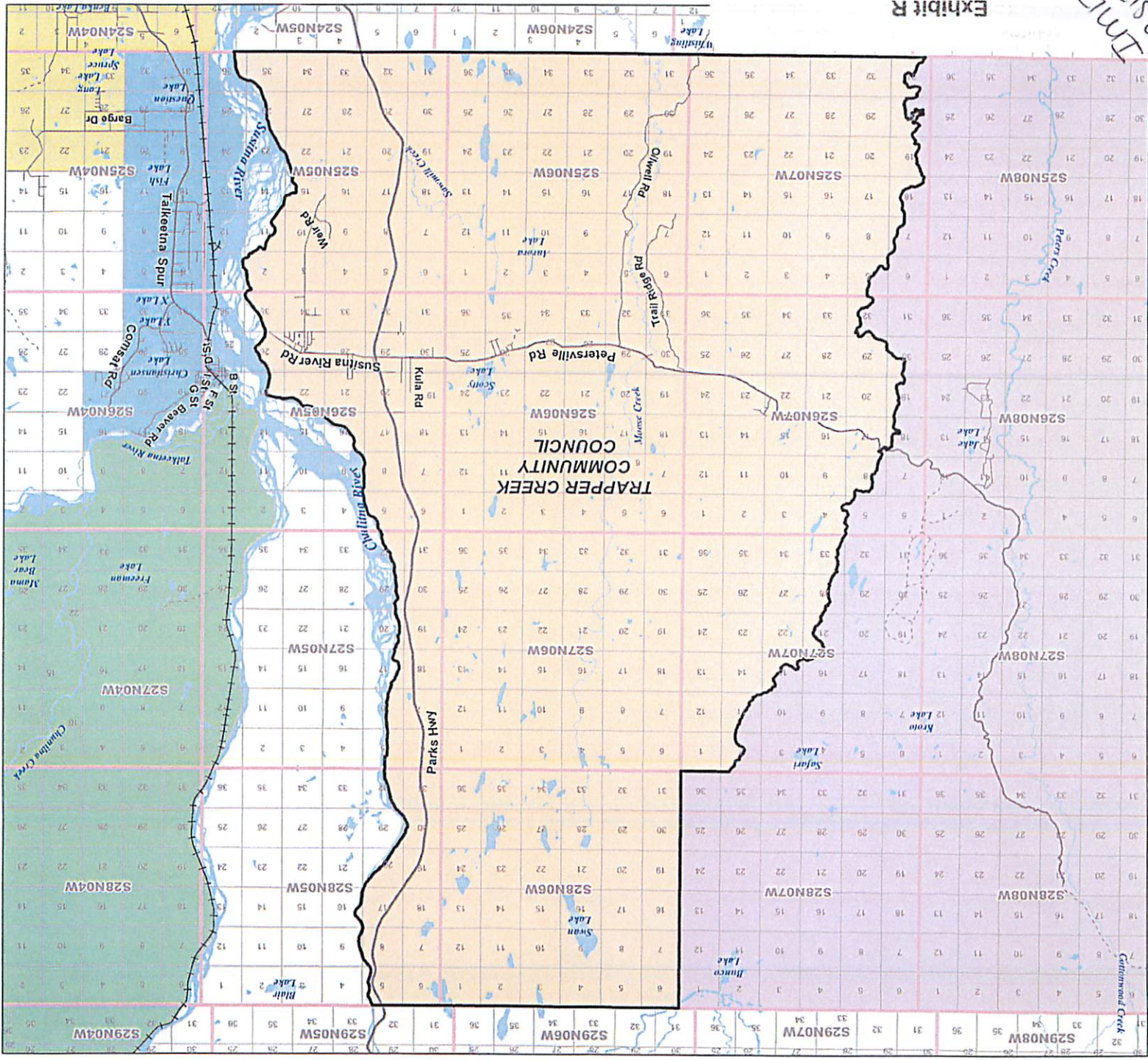


Exhibit R

IM17-000
PS17-000

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WILLOW Community Council



Legend
 CITY BOUNDARY

Community Councils

- BIG LAKE
- BUFFALO MINE/SOAPSTONE
- BUTTE
- CHASE
- CHICKALOON
- FARM LOOP
- FISHHOOK
- GATEWAY
- GLACIER VIEW
- KNIK-FAIRVIEW
- LAZY MOUNTAIN
- MEADOW LAKES
- NORTH LAKES
- PETERSVILLE
- POINT MACKENZIE
- SKWENTNA
- SOUTH KNIK RIVER
- SOUTH LAKES
- SUSTINA
- SUTTON
- TALEETNA
- TANAINA
- TRAPPER CREEK
- WILLOW

Road Classifications

- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- PRIMITIVE
- THE ALASKA RAILROAD



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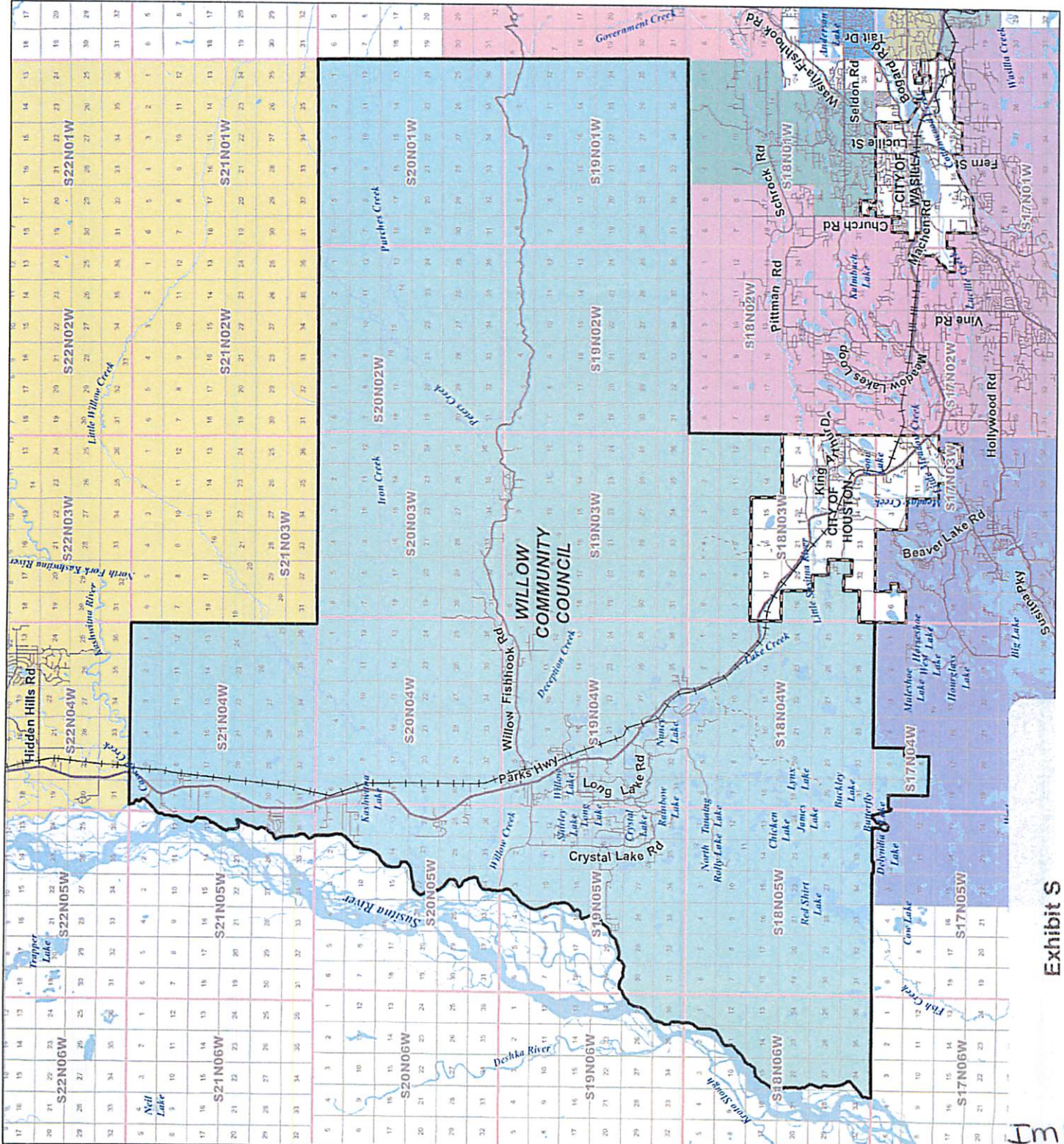


Exhibit S

RS17-0171
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