

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING LAND CLASSIFICATION OF A BOROUGH-OWNED PROPERTY AS RESERVED USE LAND FOR THE PURPOSE OF AN EMERGENCY SERVICES FACILITY IN THE CORE AREA. (MSB008097)

AGENDA OF: January 7, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	<div style="text-align: right;">12/11/2024</div> <hr/> X L i s a G r a y <hr/> <small>Signed by: Lisa Gray</small>
Land & Resource Manager	<div style="text-align: right;">12/13/2024</div> <hr/> X J o e M e t z g e r <hr/> <small>Signed by: Joe Metzger</small>
Community Development Director	<div style="text-align: right;">12/13/2024</div> <hr/> X J i l l i a n M o r r i s s e y <hr/> <small>Signed by: Jillian Morrissey</small>
Emergency Services Director	<div style="text-align: right;">12/16/2024</div> <hr/> X K e n B a r k l e y <hr/> <small>Signed by: Kenneth Barkley</small>
Finance Director	<div style="text-align: right;">12/16/2024</div> <hr/> X C h e y e n n e H e i n d e l <hr/> <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	<div style="text-align: right;">12/17/2024</div> <hr/> X N i c h o l a s S p i r o p o u l o s <hr/> <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	<div style="text-align: right;">12/17/2024</div> <hr/> X M i c h a e l B r o w n <hr/> <small>Signed by: Mike Brown</small>
Borough Clerk	<div style="text-align: right;">12/26/2024</div> <hr/> X L o n n i e M c K e c h n i e <hr/> <small>Signed by: Lonnie McKechnie</small>

- ATTACHMENT (S) :** Map (1 pp)
 Best Interest Finding (3 pp)
 Public Comments (3 pp)
 Planning Commission Resolution No.24-34 (2 pp)
 Central Mat-Su FSA Board of Supervisors (5 pp)
 Site Investigation (6 pp)
 Ordinance Serial No. 25-005 (2 pp)

SUMMARY STATEMENT:

The Land and Resource Management Division proposes land classification for a five-acre portion of a sixty-acre Borough-owned property for purpose of reserving land for a future fire station. Department of Emergency Services (DES) plans to combine and relocate Maynard Public Safety Building, Station 5-2 and Cottonwood Public Safety Building, Station 6-5 into one new location. The new station will provide fire and ambulance services. The property is located south of the Bogard Road and Tait Drive intersection. The identified property is the E1/2 SW1/4 of Section 31, Township 18 North, Range 1 East, Seward Meridian, lying South of the Northerly right-of-way limit of Bogard Road, described as Parcel 3, Matanuska-Susitna Borough Waiver Resolution No. 2004-002-PWm (tax account 18N01E31C013). The request is to classify a five-acre portion located in the north-east corner of the property.

MSB Public Works Department, Pre-Design & Engineering Division provided a site investigation report. The report recommended the northern half of the property for development as a public safety building site with access onto Bogard Road.

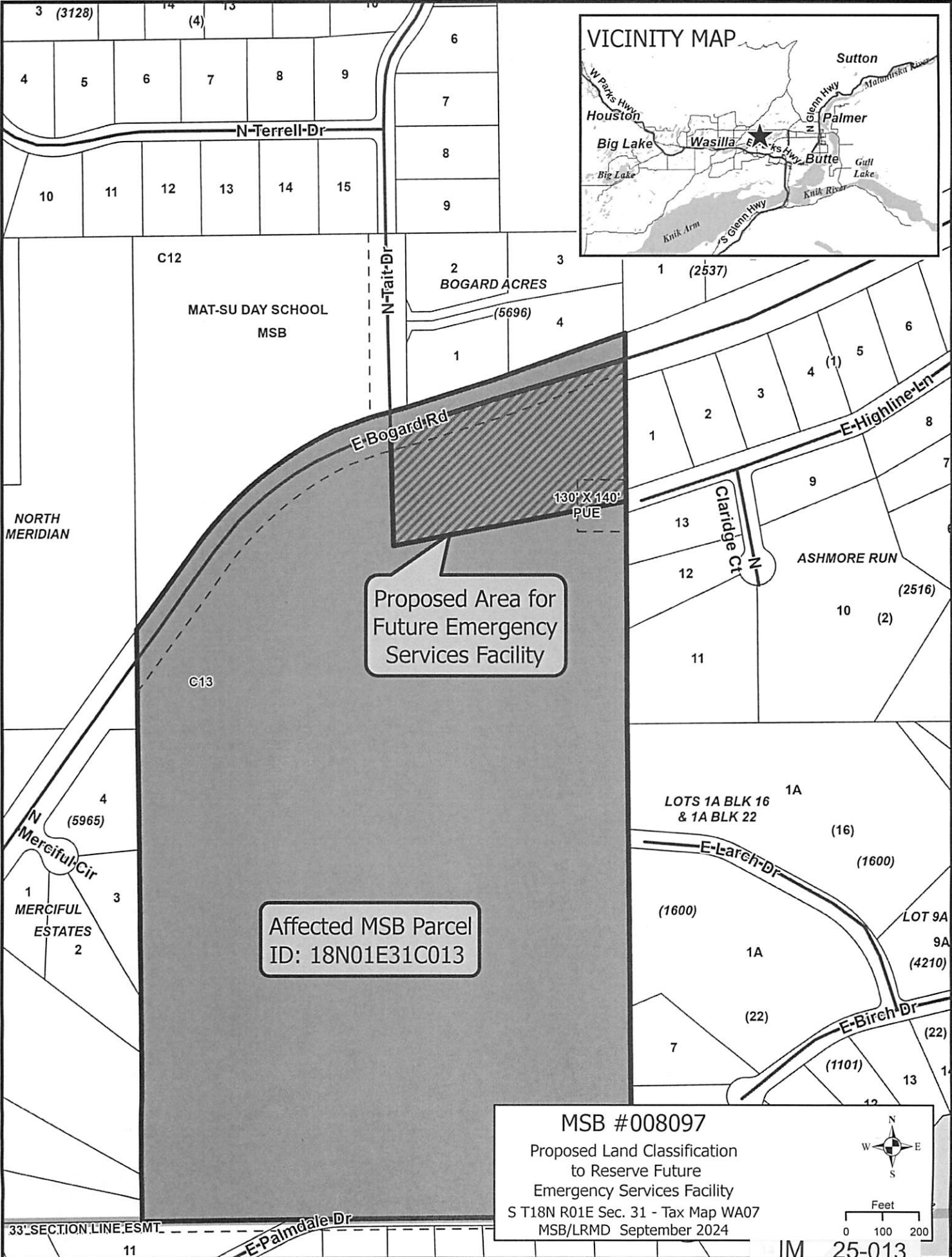
Inter-department review was conducted, and public notice was completed in accordance with MSB 23.05.025. There were no comments or objections from the inter-department review. There were three comments received from the public noticing. The commenters have concerns about emergency vehicle sirens and lights. DES is respectful of adjacent property owners regarding noise and lights/sirens are not turned on at the station, but they wait until they are down the road. A comment from an adjacent property owner stated the neighborhood would like this property to remain as a greenbelt. Staff notes the proposal is five-acres of a sixty-acre parcel. There was concerns from the public regarding increased traffic, property values, increased foot traffic, bright security lights and light pollution.

The Central Mat-Su Fire Service Area Board of Supervisors approved a motion supporting Chief Keenan to work with Land Management and DES on moving forward with allocating the land on Bogard and Tait to build the new fire station 5-2/6-5.

The Planning Commission adopted Resolution Serial No. 24-34 on December 2, 2024, recommending Assembly approval of land classification.

RECOMMENDATION OF ADMINISTRATION:

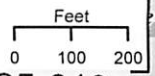
Matanuska-Susitna Borough Assembly approval of the land classification as set forth in the attached Best Interest Finding and Ordinance Serial No. 25-005.



Proposed Area for
Future Emergency
Services Facility

Affected MSB Parcel
ID: 18N01E31C013

MSB #008097
 Proposed Land Classification
 to Reserve Future
 Emergency Services Facility
 S T18N R01E Sec. 31 - Tax Map WA07
 MSB/LRMD September 2024



IM 25-013
 Ord. 25-005

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

The Matanuska-Susitna Borough, Emergency Services has identified a Borough-owned parcel for a future fire station in the core area. Emergency Services plans to combine and relocate Public Safety Building 5-2 and Public Safety Building 6-5 (only fire division) into one new location. The identified property is located at the intersection of N. Tait Drive and E. Bogard Road. The proposal is to classify five-acres in the north-east corner of the property as RESERVED USE LANDS-ESF (Emergency Services Facility). See attached map.

II. Property Site Factors

- A. Location:** The subject property is located on E. Bogard Road across the street from the Mat-Su day School. There are several ways to access the property and those are from E. Bogard Road, E. Highline Lane, E. Larch Drive, and E. Palmdale Drive. This property is outside the city limits.
- B. Legal Description:** The property is located within the E1/2 SW1/4 of Section 31, Township 18 North, Range 1 East, lying south of the northerly right-of-way limit of Bogard Road, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, approximately 60 acres. The tax account number is 18N01E31C013. The portion to be classified is the five-acres in north-east corner of said property.
- C. Land Status:** The subject property was acquired from the State of Alaska by patent. Patent No. 16172, Book 927, Page 730, dated December 24, 1991, in the Palmer Recording District.
- D. Restrictions:**
1. Land Classification
This property is not classified.
 2. Land Use Plans
Core Area Comprehensive Plan. The plan encourages public lands be managed to support the community land needs.
 3. Title Restrictions - None
 4. Covenants - None
 5. Zoning - None

6. Easements & Other Reservations – Property is subject to the following rights-of-way: Easement recorded November 25, 1980, in Book 223 at Page 597, Right-of-Way Transmission line as reserved on Patent No. 16172 recorded December 24, 1997, in Book 927 at Page 730, Notice of Public Dedication recorded April 7, 2015, at serial number 2015-006564-0, ADL 226779, and a 50-foot section line easement along section line.
- E. **Current Land Use:** There are no known current uses.
- F. **Surrounding Land Use:** School, School District Maintenance building, and Residential.
- G. **Existing Infrastructure:** On the north side of the property and partially across the property runs three-phase Matanuska Electric Association powerlines. Matanuska Telephone Association has buried copper communication lines in the existing right-of-way, on the north side of Bogard. Natural gas is available in the general area to the north of the property.
- H. **Soils & Terrain:** The topography is moderately steep in the north half of the property generally sloping downward from northwest to southeast starting at an elevation of 430 feet down to 344 feet (NAVD 88 datum) in the middle of the property at a grade of roughly 9%. The southern half of the property has steeper slopes and moraine features and contains a 5-acre depression with a wetland that drains to the southwest. Other than the depressed area, the site is well drained and outside any flood zones. Soils on the property are classified by the Natural Resources Conservation Service as Knik silt loam, which consists mostly of coarse gravels and sands overlain by a layer of silt and organics that is typically 2 feet thick. Vegetation consisted primarily of birch with some spruce and cottonwood trees.
- I. **Resources:** None
- J. **Assessment:** The 2024 assessed values of the entire property is \$894,700.

III. Public, Board and Commission Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within 600 feet of the proposed property have been notified of the proposed land classification. Additionally, notices were published in the Frontiersman and posted in the Wasilla Post Office and on the Borough website. The North Lakes Community Council, the local Road Service Area and Fire Service Area boards were also asked to comment.

Central Mat-Su Fire Service Area Board of Supervisors (BOS) reviewed the proposed site and unanimously passed a motion to move forward with allocating the land on Bogard and Tait to build the new fire station 5-2/6-5. BOS meeting minutes are attached.

Inter-Department and Public Comments:

No objection was received from the Borough inter-department review. The Borough Public Works Department conducted a site investigation and recommended the northern half of the property for development as a public safety building site with access onto Bogard Road. The site investigation report is attached. There have been three (3) public comments received as a result of the public noticing. The commenters have concerns about emergency vehicle sirens and lights. Staff notes Emergency Services is always respectful of adjacent property owners and the sirens/lights are not turned on at the station but down the road. Edward Kovich stated he has a petition from 2001 requesting the parcel remain as a greenbelt. He also stated the neighbors want to keep the property as it is for future generations to enjoy. Staff notes in 2001 a Community Park Master Plan Design Study Report was done on said property and the property lying north of Bogard Road. The property lying south of Bogard Road was never classified or reserved for any purpose. The 2001 report has several concepts including a park facility/trailhead and another concept proposes a residential area with greenspace. The Assembly never adopted the plan. Shaydie Fralick also had concerns regarding the increased traffic, property values, increased foot traffic, bright security lights and light pollution. The public comments are attached.

On December 2, 2024, the Planning Commission unanimously approved Resolution No. 24-34 recommending the Assembly approve of an ordinance classifying a portion of land located in the core area known as tax account 18N01E31C013 as Reserved Use Lands for the purpose of future emergency services facility.

IV. Analysis & Discussion

Classification of Borough lands for reserved use is consistent with the Borough's policy to create an asset management plan. The classification of this parcel as Reserved Use Lands -ESF (Emergency Services Facility) is consistent with the Borough's goal to provide future public safety facilities throughout the Borough.

The classification for the parcel is a portion of the parent parcel. Surveying and subdividing the parcel by a plat or waiver subdivision prior to development may be desirable but is not required while the Borough owns the parent parcel.

V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully recommends classification of a five-acre portion of said parcel as Reserved Use Land – ESF as shown on the attached vicinity map.

MSB 23.05.100(A)(13) defines “Reserved Use Lands” are those lands which have been transferred, assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses.

Authority: Classify land MSB 23.05.005, 23.05.100

Lisa Gray

From: Land Management
Sent: Thursday, October 3, 2024 1:15 PM
To: Lisa Gray
Subject: FW: MSB008097

From: William Spear <footballfan@mtaonline.net>
Sent: Thursday, October 3, 2024 12:02 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB008097

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

Hello,

I am writing in regards to MSB 008097 Land for future public safety building. I am the land owner for parcel 1, directly to the right of the proposed building. I have major concerns about this proposal. It appears you are combining 4 locations.. Maynard Safety, Station 5-2, Cottonwood public safety, and station 6-5 into this space. What is the timeline for this project, what are you going to do to ensure my families quiet hours are taken into consideration? It does appear you are building this right up against my property line, my house is located around 30 feet from this proposed structure.

Thank you,
William Spear

Date: October 28, 2024

To: Matanuska Susitna Borough
Community Development Department
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645-6488

RECEIVED

OCT 29 2024

Community Development

Attention: Community Development Members

From: Neighbors adjacent to and near the parcel

Reference: Proposed Area for Future Emergency Services Facility
Affected MSB Parcel ID: 18N01E31C013

I have been living in this area for over 35 years. We had a petition of over 54 residences, requesting that this parcel remain as a "greenbelt" parcel of land back in 2001. The subdivision affected were Ashmore Run subdivision, East Palmdale Drive and East Birch Drive. The Borough initiated a design study of the parcel and was issued a report that was never adopted by the Borough. The threat on developing the parcel went away and no further action was necessary until now. Talking to the neighbors that will be affected by the change, the intent of keeping it and using it as a "greenbelt" status is still very much alive. A few of the comments from the residence affected by it thought it would be OK to have such a facility close by; however, they feel once a building is placed on this parcel others will follow and forever lose our status to protect it as a "greenbelt" parcel of land. Therefore, the majority of the landowners affected by this change want to just leave the parcel as is for now and for future generations to enjoy. Your consideration in this matter will greatly be appreciated.

Sincerely,



Edward Kovich

2150 N Claridge Ct

Ashmore Run Subdivision

Wasila, Alaska 99654

Ph: 907-355-3829

IM 25-013
Ord. 25-005

Lisa Gray

From: Sarah Thomas
Sent: Thursday, October 31, 2024 4:12 PM
To: Lisa Gray
Subject: Fw: Land classification MSB008097

From: shaydiebrooke97@yahoo.com <shaydiebrooke97@yahoo.com>
Sent: Thursday, October 31, 2024 4:09 PM
To: Land Management <Land.Management@matsugov.us>
Subject: Land classification MSB008097

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

Hello,

As a homeowner, I have several concerns about the city building an EMS station on five acres right across the street from my house, especially considering that the township owns a large plot of land where this facility could be built instead. The constant noise from ambulances using sirens at all hours would significantly disturb the peace and quiet of the neighborhood. Additionally, the increased traffic from emergency vehicles entering and exiting the station could make it difficult for us to leave or enter the neighborhood smoothly. The presence of an EMS station may also reduce our property value, as the constant activity could make it less desirable to potential buyers. Furthermore, the bright lights needed for security and operations would contribute to light pollution, affecting our ability to enjoy a dark, peaceful night. Finally, increased foot traffic and the general activity around the station would likely reduce the privacy of our home, making it feel less like a quiet, secluded place. It feels frustrating that, despite having a large plot of land available elsewhere, the township has chosen to build this facility right next to so many homes.

Respectfully,
Shaydie Fralick

By: L. Gray
Public Hearing: December 2, 2024
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 24-34**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF LAND LOCATED IN THE CORE AREA KNOWN AS TAX ACCOUNT 18N01E31C013 AS RESERVED USE LAND FOR THE PURPOSE OF AN EMERGENCY SERVICES FACILITY. (MSB008097)

WHEREAS, a portion of tax parcel 18N01E31C013, is proposed for land classification for purpose of reserving land for a future emergency services facility site; and

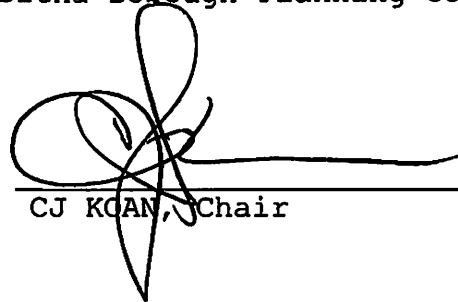
WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, and classification, map, site investigation report, inter-department and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification for a portion of tax parcel 18N01E31C013, as "Reserved Use Lands (ESF)" for purpose of future emergency services facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 2nd day of December 2024.


CJ KOAN, Chair

ATTEST


LACIE OLIVIERI, Planning Clerk

(SEAL)

YES: 7 Glenn, Allen, Koan, Shane, McCabe, Fernandez, Scoggin

NO: Ø



Central Mat-Su FSA Board of Supervisors Meeting

Station 61 – 101 W. Swanson Ave. Wasilla, AK

Chairman: D. Eller
Vice Chairman: J. Steele

Board Members: B. Davis
L. Szipszky

Aug 12, 2024 – 6 P.M.

REGULAR MEETING MINUTES

I. CALL TO ORDER

The meeting of the Central Mat-Su Fire Service Area Board of Supervisors was called to order at 6:00 p.m. at 101 W. Swanson Ave. Wasilla, AK on Aug 12, 2024.

II. ROLL CALL & DETERMINATION OF QUORUM

Board Members present and establishing a quorum for the Central Mat-Su FSA:

Chairman Dave Eller, Vice Chairman James Steele, Brian Davis, and Luke Szipszky.

Also present were: Michael Keenan, Chief, Central Mat-Su Fire Department (CMSFD) and Shari Lamz, Admin. Assistant, CMSFD

III. PLEDGE OF ALLEGIANCE

Admin Lamz led the "Pledge of Allegiance."

IV. APPROVAL OF AGENDA

Aug 12, 2023

MOTION: Mr. Steele moved, and Mr. Davis seconded, to approve the meeting agenda as presented with one correction.

VOTE: The motion passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

MOTION: Mr. Steele moved, and Mr. Davis seconded, to approve the May 13, 2024 joint board meeting minutes as presented.

VOTE: The motion passed unanimously.

VI. BOARD REPORTS/CORRESPONDENCE

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

Chiefs Report

May 2024 total number of calls – 213

- Structure Fires – 4
- Rescue Calls – 86
- Medic assists – 75
- Extrications - 1
- Wildland - 5

June 2024 total number of calls – 220

- Structure Fires – 4
- Rescue Calls – 101
- Medic Assists – 73
- Wildland Fires – 3 we supported the large wildland fire near between Caswell and Talkeetna.

July 2024 total runs – 260

- Structure Fires – 3 Outstanding building save on a commercial building fire off Hermon.
- Rescue Calls – 108
- Medic Assists - 79
- Vehicle Fires – 5

Personnel Update

- Firefighter Jason Palenske and FSA Connor Hernandez have been promoted to fill our two FDO positions. We are testing now to fill the one vacant Firefighter position with interviews this week. Permitting Clerk position is being readvertised. Community Risk Reduction Specialist position is in classification now. We are working on re-classifying our open FSA position into a logistics specialist. We have hired two part-time building support workers.

Training

- Completed our annual live fire training
- Completed our ISO water supply drills
- Working on target Hazmat training
- Completed NFPA 1403, certified live fire instructor class

Apparatus update

- Rescue 61 is in service at Station 6-1
- Pumper-Tender 62- They found more damage that we will need additional funding. We currently have \$53,999.00 left in the project. The additional repairs are \$86,828.00 over the estimate and they still need to assess the foam and pump systems.

MOTION: Mr. Davis moved, and Mr. Steele seconded, supporting the additional funds needed for repairs on Pumper Tender 62.

VOTE: The motion passed unanimously.

Mr. Steele would like to see the accounting details for the fund balance when we appropriate funds for a project using money from the fund balance.

- Brush 66 – In service
- Fire-Vac – Inspection Aug 21-22
- Rescue Engines – at the port, delivery this week
- Station 62 Annex – Repairs are being made, awaiting roof contractor for final bids

Projects

- Station 53 - Landscaping and paving completed.
- Station 51- Fill site completed and operational.
- Training complex - Paving completed and training pad in use this summer.
- ISO – submitting final paperwork this week and they will be here Sept 6.
- State Firefighter Conference – Sept 30 – Oct 4, Menard Center and HOT classes at Station 62.

Budget – Looking good watching overtime

FY 25 CIP

- Fire Prevention Trailer - \$375,000.00
- (1) Pumper-Tender - \$1,500,000.00 (reduced to 1 truck from 2)
- Station 5-3/6-5 property prep - \$3,000,000.00
- Training complex build out - \$700,000.00 (\$300,000.00 reduction)
- Turn-Outs - \$150,000.00
- Multi-use tractor removed from CIP list.

The Board is seeking clarification on why the tender and tractor were removed from the budget without notice or discussion. Chief Keenan was hoping that someone from DES would be present to address their questions.

New Station Discussion

Location of Land - Distance between the existing stations to the proposed new site

- 6-5 – 1.5 miles
- 5-2 – 3.4 miles
- 6-1 – 4 miles
- 5-1 – 5.3 Miles

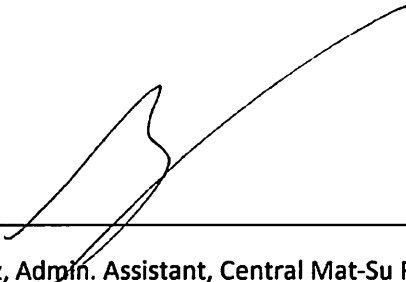
- IX. OTHER BUSINESS (other items of discussion not listed on agenda)
- X. AUDIENCE PARTICIPATION & BOARD COMMENTS
- XI. ADJOURNMENT

Mr. Eller adjourned the board meeting at approximately 7:06 p.m.



DAVE ELLER, Chairman, Central Mat-Su FSA B.O.S.

ATTEST:



Shari Lamz, Admin. Assistant, Central Mat-Su FSA B.O.S.

Minutes approved on: 10/4/24



MATANUSKA-SUSITNA BOROUGH

Public Works Department

Pre-Design & Engineering Division

350 E. Dahlia Avenue • Palmer, AK 99645 (mailing address)

533 E. Fireweed Avenue • Palmer, AK 99645 (physical address)

Phone (907) 861-7723 • Fax (907) 861-7735

E-mail: PD&E@matsugov.us


MEMORANDUM

DATE: May 28, 2024

TO: Jillian Morrissey, Community Development Director

THRU: Lisa Gray, Land Management Division Agent

THRU: Brad Sworts, Pre-Design & Engineering Division Manager

FROM: Mike Campfield, P.E., Environmental Engineer 

SUBJECT: Site Investigation for Proposed Public Safety Building – Bogard Road at Tait Drive Intersection

At the request of the Land Management Division, members of the Public Works Department, Pre-Design & Engineering Division, including myself, inspected a Borough-owned property for a proposed future fire station. The new station is intended to serve as a replacement for Public Safety Buildings 6-5 & 5-2. On May 9, 2024, we visited the site on Bogard Road opposite the intersection with Tait Drive, and approximately 3 miles east of downtown Wasilla. The tax parcel identification for the property is T18N, R1E, Section 31, Lot C13.

Prior to visiting the site, we conducted a desktop review of available information such as past-use, road access, soils information, well logs, septic system records, and utility maps. During the site visit we inspected for accessibility, topography, potential flood hazards, existing on and off-site utilities. We used all of this information to consider overall site development feasibility for public safety facilities, specifically fire protection services. The observations are summarized, and recommendations are provided herein.

Observations:

Site: The site is located on Bogard Road and consists of 55.92 acres of mostly undeveloped land with road access from Bogard Road on the north property line, from E. Palmdale Drive on the south property line, as well as from Highline Drive, a cul-de-sac road near the northeast corner of the property. The cul-de-sac is within a 130' x 140' public use easement on the subject parcel. The topography is moderately steep in the north half of the property generally sloping downward from northwest to southeast starting at an elevation of 430 feet down to 344 feet (NAVD 88 datum) in the middle of the property at a grade of roughly 9%. The southern half of the property has steeper slopes and moraine features and contains a 5-acre

depression with a wetland that drains to the southwest. Refer to Photos 1-6, which show the northern half of the property. Other than the depressed area, the site is well drained and outside any flood zones.

Soils on the property are classified by the Natural Resource Conservation Service as Knik silt loam, which consists mostly of coarse gravels and sands overlain by a layer of silt and organics that is typically 2 feet thick. Vegetation consisted primarily of birch with some spruce and cottonwood trees.

A review of the DEC Contaminated Sites Database shows only one site with a documented history of contamination within a mile of the subject property. It is located approximately ¾-mile to the west, at the Alcantra Armory, and the investigation into the contamination has been closed.

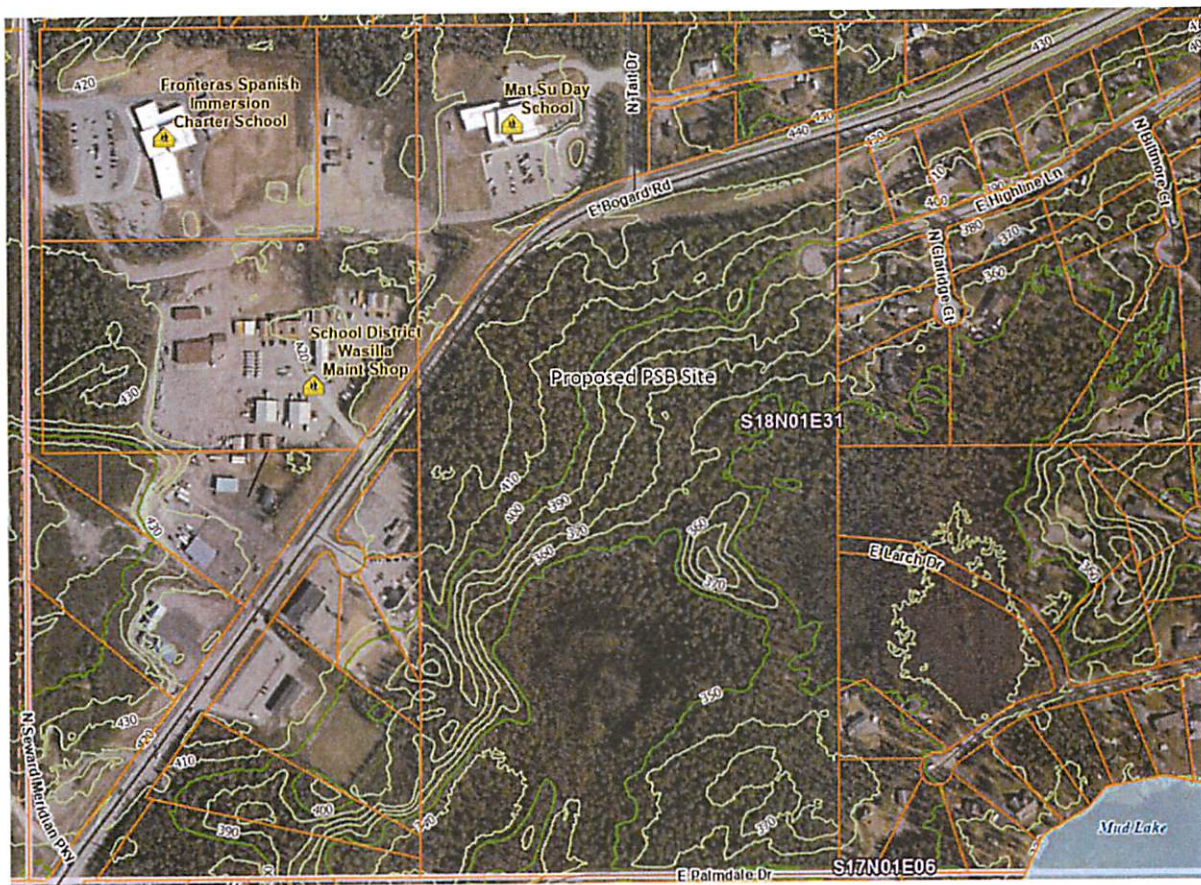


Figure 1: Bogard Road Site with Topography

Utilities: Various utilities are available to the site. Along the north side of the property and partially across the property runs a three-phase Matanuska Electric Association (MEA) powerline (Photos 1 and 2). The powerline has sufficient clearance for an access drive to pass below them and any development can connect to this powerline. Matanuska Telephone

Association (MTA) has buried copper communication lines in the existing right-of way, on the north side of Bogard Road, opposite the property. Natural gas is also available in the general area to the north of the property.

Drinking water from a relatively shallow groundwater acquirer appears to be available, based on a review of the well log for the School District Maintenance building across Bogard Road. That well was drilled to a depth of 80 feet. This roughly correlates to the open surface water elevation on the south half of the subject parcel.

Recommendations:

The northern half of this property is recommended for development as a public safety building with access onto Bogard Road or to an extension of Tait Drive. A public roadway should eventually be built directly opposite from Tait Drive, so the fire station driveway, if located directly onto Bogard should be spaced sufficiently distant from this future intersection to preserve the safety and mobility of Bogard Road. Proposed site development should not block or preclude site development to the remaining acreage on this parcel to the west, including road connections.

Land should be set aside for future road to provide local connectivity and secondary access. See map below with a conceptual layout of local roads to be developed.



Figure 2: Proposed Future Roads for Local Connectivity on Bogard Road Site



Photo 1 – Powerline crossing Bogard Road looking west



Photo 2 – Powerline on subject property near Bogard Road looking east



Photo 3 – Intersection of Tait Drive with Bogard Road



Photo 4 – Cul-de-sac on Highline Drive looking west onto subject property