

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.10.110, AVIATION ACTIVITY NOTICE AREA BY ADOPTING THE WASILLA CREEK AIRPARK AVIATION ACTIVITY NOTICE AREA.

AGENDA OF: JANUARY 21, 2020

ASSEMBLY ACTION:

Defeated with Assemblymembers Hale, Mayfield & Boeve in support

MANAGER RECOMMENDATION: Introduce and set for public hearing. *2-4-20*

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>cc</i>	
	Planning and Land Use Director	<i>EP</i>	
	Finance Director	<i>BP for Cheyenne</i>	<i>1/13/20</i>
	Borough Attorney	<i>SINB FOR S</i>	<i>1/13/2020</i>
	Borough Clerk	<i>BGA for JRM</i>	

ATTACHMENT(S): Fiscal Note: YES ☐ NO ☒ X
 Ordinance Serial No. 20-011 (1 pp)
 Overlay Map (1 pp)
 Planning Commission Resolution 19-25 (2 pp)
 Aviation Advisory Board Resolution (1 pp)

SUMMARY STATEMENT:

The Borough has received a request for an Aviation Activity Notice Area (AANA) overlay district at the Wasilla Creek Airpark (WCA).

Per MSB 17.10.100, "There are established aviation overlay districts for properties located on, adjacent to, and in the vicinity of (1) commercial service airports, (2) publicly owned, or (3) privately owned public use airports in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, the United States military, and the aviation community; and also to promote compatible land

uses in the vicinity of the affected environments of the airport overlay district."

This district would not implement any new land use regulations, but would simply "notify" nearby property owners and potential buyers of homes within close proximity to an airport that aviation activity is nearby, and they could be impacted by noise associated with that activity.

Background information:

In 2018, the planning department received a request from Wolf Lake Airport to implement an AANA that could be applied to the areas surrounding the Wolf Lake Airport and available for other aviation facilities if they wished. The Long Range Transportation Plan and Regional Aviation System Plan documents supported this request. On August 21, 2018 the Assembly adopted an ordinance creating MSB 17.10 Overlay Districts and the Wolf Lake Airport AANA.

On September 9, 2019 Mat-Su Borough Planning Division staff received an application to create an AANA for the WCA. On October 9th, the Aviation Advisory Board passed a resolution to support including WCA as an AANA in MSB Code.

On October 23, 2019 a public notice was sent out to properties surrounding a 5,000 foot radius of the runway centerline, a website was created and a notice in the Frontiersman was posted asking for comments.

On December 16, 2019 the Planning Commission held a public hearing on this request. Staff recommended denial in their report to the Planning Commission because they could not conclude on a size of AANA using objective math and science. Further, if the borough were to apply the AANA to the private restricted airport facilities within the core area it would essentially turn the whole core area into an AANA.

The Planning Commission recommended approval of the overlay district and passed a resolution of support with a 1,000 foot radius from the runway centerline. Staff will support the Planning Commission's recommendation to approve this ordinance. However, we recommend amending the code in the future to reevaluate the airport categories.

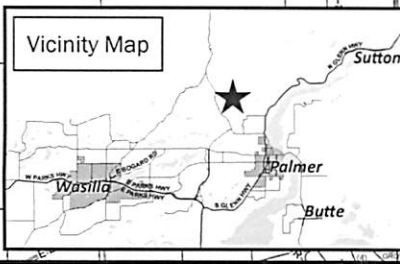
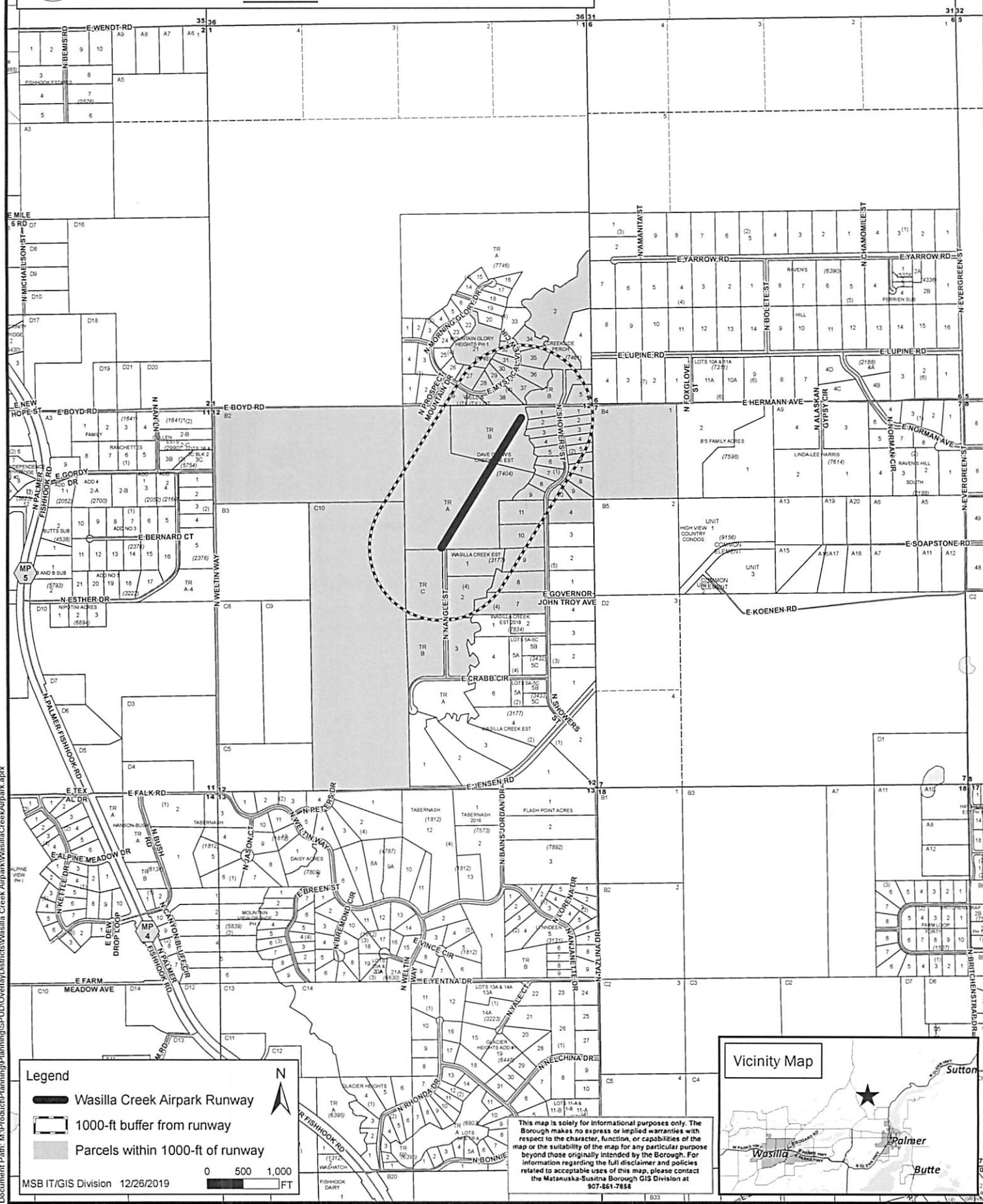
RECOMMENDATION OF ADMINISTRATION: Approval of an ordinance amending MSB 17.10.110, Aviation Activity Notice Area to include the Wasilla Creek Airpark.



Matanuska-Susitna Borough - Informational Map

Wasilla Creek Airpark - Aviation Activity Notice Area

MSB Ordinance No. 20-011



1m 20-018 OR 20-011

By: Christopher Cole
Introduced: November 18, 2019
Public Hearing: December 16, 2019
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 19-25**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN AVIATION ACTIVITY NOTICE AREA IN ACCORDANCE WITH MSB 17.10.110 KNOWN AS WASILLA CREEK AIRPARK; WITHIN TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 12, TRACT B (TAX ID#740400T00B), SEWARD MERIDIAN, 7555 E NANGLE STREET.

WHEREAS, an application for an Aviation Activity Notice Area (AANA) was submitted by Mr. Michael Grow to include Wasilla Creek Airpark into the list of Aviation Activity Notice Areas, located within Township 18 North, Range 1 East, Section 12, Tract B, Seward Meridian; and

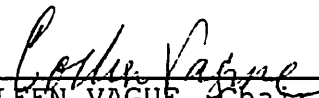
WHEREAS, it is the purpose and intent of the Matanuska-Susitna Borough to provide notice to property owners, future property owners, developers, public officials, and others that properties within designated AANAs are located adjacent to or within close proximity of airports and within flight paths of a Federal Aviation Administration (FAA) registered airport; and

WHEREAS, the Planning Commission has reviewed this application, associated materials, and the staff report, with respect to MSB 17.10; and

WHEREAS, the Planning Commission conducted a public hearing on December 16th, 2019 regarding this AANA request.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the designation of an Aviation Activity Notice Area with a radius of 1000 feet from the runway centerline for the airport known as Wasilla Creek Airpark.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16th day of December, 2019.



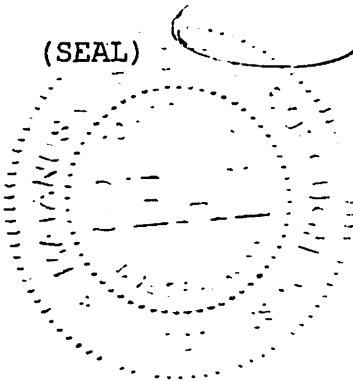
COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)



APPROVED UNANIMOUSLY: Vague, Anderson, Ortiz, Chesbro,
Glashan, and Mossanen

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. AAB19-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVE AN ORDINANCE ADOPTING MSB 17.10.110(C)(2), WASILLA CREEK AIRPARK AS AN AVIATION ACTIVITY NOTICE AREA.

WHEREAS, the 2017 MSB Long Range Transportation Plan contains a recommendation that Airport Capacity is an important issue, and one strategy listed in the plan to ensure compatibility is to notify property owners of airport locations on MSB or DOT&PF maps, and proximity to an airport on plats; and;


WHEREAS, the Matanuska-Susitna Borough Aviation Advisory Board has reviewed the draft ordinance MSB 17.10.110(C)(2);

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board hereby recommends the adoption of MSB 17.10.110(C)(2), Wasilla Creek Airpark.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 9th day of October, 2019.

 Oct 9, 2019
NORMAN CHANCE, AAB Chair

ATTEST:


CHRISTOPHER COLE, PLANNER II

13418213

Invoice Date: 12/31/2019

Invoice #1377691

VRC

ACCOUNTS PAYABLE (PO# 16-00888)
MAT-SU BOROUGH (1059)
350 EAST DAHLIA AVE.
PALMER, AK 99687

STANDARD MONTHLY FEE	\$0.00
STORAGE SUMMARY	
0 CONTRACTED CUBIC FEET	\$0.00
5,750.50 ADDITIONAL CUBIC FEET	\$2,167.94
ACTIVITY SUMMARY	
0 CONTRACTED ACCESSES PER MONTH	\$0.00
45 TOTAL ACCESSES	\$150.75
19 IN ACCESSES	\$0.00
4 OUT ACCESSES	\$0.00
20 NEW ACCESSES	\$0.00
2 PERMANENT REMOVALS	\$0.00
NEW BOX SUMMARY	
0 CONTRACTED INDUCTIONS PER MONTH	\$0.00
20 TOTAL NEW BOXES (for a total of 26.00 cubic feet)	\$3.00
DESTRUCTION SUMMARY	
0 CONTRACTED DESTRUCTIONS PER MONTH	\$0.00
2 TOTAL BOXES DESTROYED/PERM-OUT (for a total of 2.00 cubic feet)	\$6.10
0 CONTRACTED DESTRUCTION ROTATIONS PER MONTH	\$0.00
0 TOTAL DESTRUCTION ROTATIONS/LBS	\$0.00
DELIVERY SUMMARY	
0 CONTRACTED STANDARD DELIVERIES PER MONTH	\$0.00
5 TOTAL STANDARD DELIVERIES	\$103.00
OTHER SERVICES	
19 TOTAL ADC - Additional Carton Delivery	\$57.95
0 TOTAL CPU - Customer Pick Up	\$0.00
Invoice Total	\$2,488.74

This invoice represents charges in advance for the "Standard Monthly Fee" which includes Contracted Storage and Services for 01/01/2020 to 01/31/2020 and charges in arrears for "Additional Storage" and any Service Transactions with a date from 12/01/2019 to 12/31/2019 inclusive.

Please Remit To: Vital Records Control LLC
Dept. 5874
PO Box 11407
Birmingham, AL 35246-5874
987-563-8349
ar@vrcnetwork.com
NET DUE: FIFTEEN (15) DAYS