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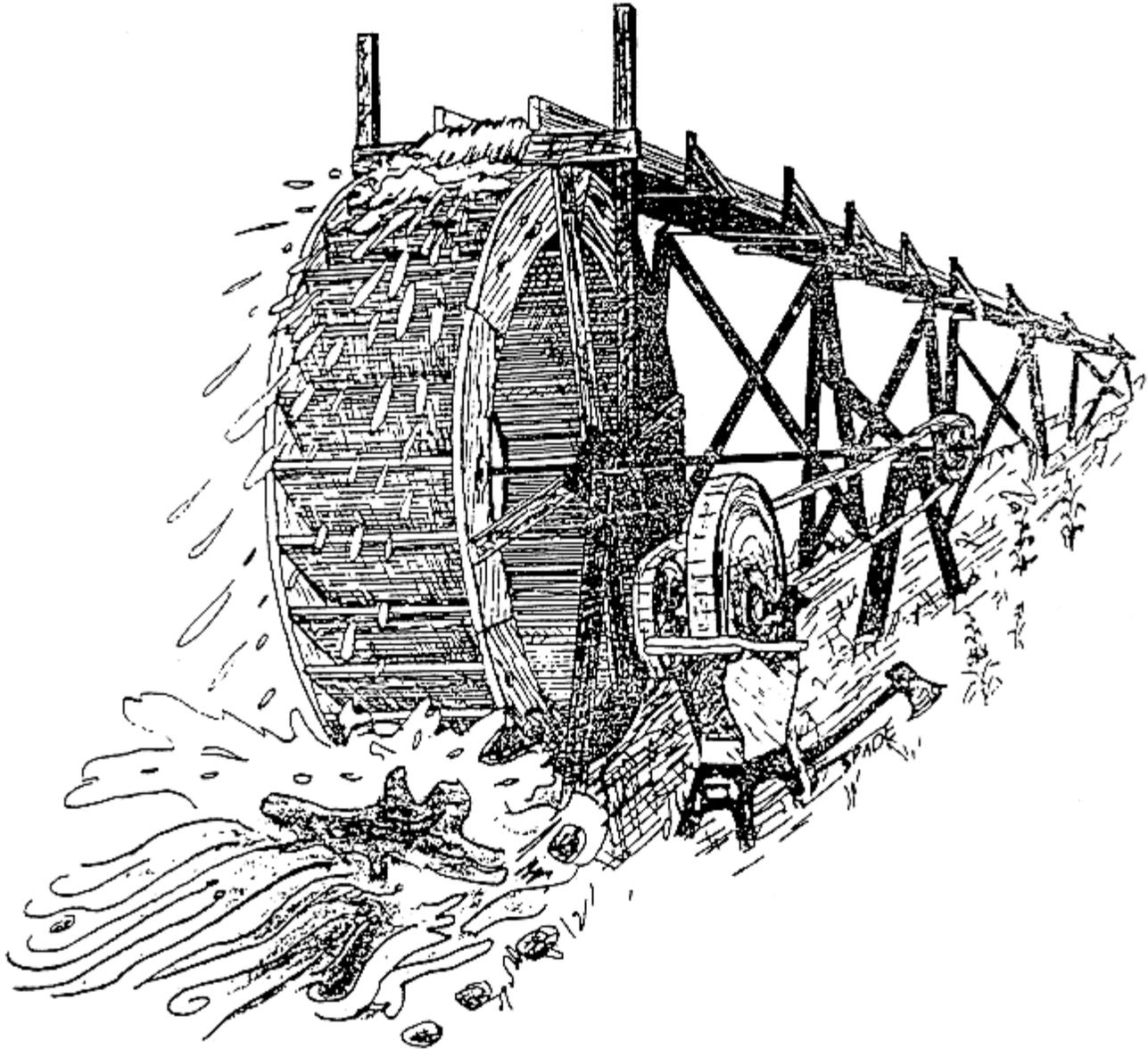
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**COMPREHENSIVE PLAN  
MOOSE PASS**

**February, 1993**

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**Prepared by:  
Moose Pass Advisory Planning Commission**

**For:  
Kenai Peninsula Borough**

**ACKNOWLEDGEMENTS**

Borough Administration

Don Gilman, Mayor  
Richard Troeger, Planning Director

Moose Pass Advisory Planning Commission

Jeff Estes  
Lory B. Leary  
Irene Lindquist  
Ellen O'Brien  
Ann Painter  
Rick Smeriglio, Chairman  
Mark Stauble, Vice Chairman

Borough Staff

Jane Gabler, Planner  
Nancy Jungmann, Administrative Assistant

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**I BACKGROUND and OBJECTIVES**

**A. Public Services and Facilities**

1. *Education*

Moose Pass currently has a Borough elementary school for grades K through 8 and has approximately 45 students. The community has expressed strong support for maintaining the current grade levels including junior high. The Moose Pass Parent Advisory Committee has reserved the option of participating in the Seward Middle School Concept Plan. This option would give families who choose to send their children to Seward, a program they would approve. The community favors expansion of the school when necessary. The current building is paid for, but may not meet future needs as enrollment

increases. In the 1991 survey, the community did not support the option of choosing a new school site. The school continues to be a focus for community functions.

## 2 *Public Safety*

### a) Fire

The Moose Pass Volunteer Fire Company responds to structural fires from mile 16 to mile 36 of the Seward Highway. The company will also respond, upon request, to fires between miles 36 and 50. The company has a mutual aid agreement with the USDA Forest Service. Resources include a 1,000 gallon engine, a 500 gallon engine and approximately six active volunteer fire fighters, including a Chief. Because almost all residents support continuing the company, it plans to do the following:

1. Continue to recruit and train new fire fighters.
2. Continue to recruit subscribers at the rate of \$25.00 per tax parcel.
3. Continue to upgrade equipment and training to enable the company to pass an Insurance Service Organization test of pumping 200 gallons of water a minute continuously for twenty minutes.

To maintain at least current levels of fire protection, as the population increases, the community requests the following:

1. That locally identified State/Borough parcels in the Primrose/Lakeview, Lawing/Crown Point, Tern Lake and Summit Lake areas be reserved now for possible auxiliary fire stations.
2. That all new, large developments or commercial operations install fire hydrants capable of producing at least 100 gallons of water per minute.
3. That all new subdivision include dedicated fire access routes; and,
4. That all new public boat ramps be constructed to accommodate a 1,000 gallon fire engine for drafting purposes.

### b) Emergency Medical Services

Several local residents have completed emergency trauma training. They have applied for a grant to purchase emergency medical equipment. A modest amount of such equipment is stored along with the fire equipment in the community hall building. These actions form the basis of a future first response program for medical emergencies in the Moose Pass area.

### c) The Speed Zone

Moose Pass requests that the Borough assist in petitioning the Alaska Department of Transportation to extend the existing 35 mph speed zone. The preferred zone would extend from mile 27.5 to mile 31 on the Seward Highway. The goal is reduced vehicular accidents and protection of pedestrians in the residential core of Moose Pass.

## 3. *Solid Waste*

The community expresses satisfaction with the current disposal system and with current dumpster locations. The Borough should consider more frequent pickups to prevent overloading, particularly

during the summer months. The Borough should also consider visual screening to improve the aesthetics of dumpster sites.

#### 4. *Parks and Recreation*

The USDA forest Service administers the 9.92 acres of uplands known as the "ball diamond" area located at mile 30.5 Seward Highway. The Alaska Department of Natural Resources administers the lake shore and surface of Upper Trail Lake. Approximately two thirds of the Moose Pass community favor some sort of recreational facilities for the site. Even in its currently undeveloped state, an ever increasing amount of recreational activity occurs at the "ball diamond" site.

Through a community survey in October 1991, the following emerged as issues pertaining to the "ball diamond":

- a) litter and sanitation under current management;
- b) government control versus local control, if developed;
- c) overnight use versus day use;
- d) non-development versus pro-development attitudes;
- e) local resentment of tourist use of the site; and
- f) lack of local means to manage the site.

To address these issues, and to satisfy local desires for recreational facilities, the community of Moose Pass proposes that the appropriate state and federal agencies develop the site for small scale, community based outdoor recreation.

Funds may come from the USDA Forest Service's Rural Development Program, the State of Alaska's economic development grants and, to a modest extent, local participation. Local initiative to pursue the matter may come from the local business community, the Sportsmen's Club or a new ad hoc group formed specifically for the project.

#### 5. *The Community Hall Building*

People of Moose Pass area built the community hall and continue to support it. The building houses the library, two fire engines with associated equipment, the stock of emergency medical supplies, food preparation equipment for the Moose Pass Summer Solstice Festival, and a meeting hall used for various public and private functions. In 1990, the community spent \$20,000 to upgrade the interior of the hall.

The flat roof of the building leaks and requires annual repairs. Failure to repair the roof jeopardizes the considerable investment in property, equipment and community resources associated with the building. In view of the property and space limitations, and because of the strength of the existing roof beams, the community plans to design and build a second story addition with pitched roof.

In the future, as demand dictates and funding allows, the community will provide access to the second story and finish its interior.

## **B. Transportation**

### 1. *Trails*

Moose Pass has, historically, been a crossroads of travel. The Historic Iditarod Trail runs through Moose Pass along the east shore of Trail Lake. It connects with other historic trails, including the Hope Wagon Road, Al Solars' Mill Road and many old mining roads. The public now values these trails for recreation and for access to scenic backcountry areas. The public has traveled freely through local connecting valleys and passes and continues to do so.

Because Moose Pass developed before Statehood and before Borough incorporation, many local trails do not appear on plats or maps. The Borough has approved subdivisions with no provisions for trails and no consideration of possible blockage of traditional travel routes.

To maintain the rural lifestyle with freedom of non highway travel and access to public lands, the community of Moose Pass seeks to secure dedicated trail rights of way to, and through, all portions of its surrounding area.

To help meet local trail objectives, Moose Pass requests that the State and Borough adhere to the following in their land use planning:

- a) Do not allow obstruction of existing non highway travel (routes parallel to the highway).
- b) Recognize and protect all existing trails on public lands, whether platted or not.
- c) Require that all new subdivisions dedicate trail rights-of-way, both within the subdivisions and between subdivisions.
- d) Do not allow obstruction of access to public lands.

## 2. *Bicycle Path*

Moose Pass has a 1.5 mile paved bicycle path. In 1990, the community voted to adopt, as a goal, the extending of the path. Results of 1991 community survey indicated strong support for the path. In 1991, the Moose Pass Sportsmen's Club and the Moose Pass Advisory Planning Commission included extending the path in the Moose Pass capital improvement requests to the Borough. The path satisfies the Borough's three conditions for improvement priority because it is:

- a) a route used by children traveling to and from school;
- b) on a highway corridor near popular fishing and recreation areas;
- c) on a highway corridor connecting adjacent communities and residential areas.

Therefore, the community of Moose Pass requests that the Kenai Peninsula Borough recognize the path in its Comprehensive Trails Plan, incorporate it into a Borough wide system of bicycle paths and give it priority for extension.

## C. **Land Ownership and Use**

### 1. *Development Constraints*

Preserving a rural lifestyle is important to residents of the Moose Pass area. To achieve this end, the community will support actions that will, in order of importance:

- a) keep population density low;
- b) enhance the friendly atmosphere;
- c) maintain good access to recreation land;
- d) reduce crime;
- e) allow pursuit of self sufficient lifestyles;
- f) avoid providing services that require increased taxes or direct costs;
- g) keep the school local;
- h) deter increasing taxes;

- i) restrict large commercial development;
- j) enhance solitude;
- k) inhibit new zoning;
- l) allow freedom to build homes in styles of the owner's preference.

## 2. *Residential Development*

The Federal Government has title to some 30,370 acres of the Chugach National Forest, Seward Ranger District in various stages of conveyance to the State of Alaska. This figure includes 560 acres that may not get approved for conveyance. Of the total acres, 15,400 occur in the Moose pass area, of which the Kenai Peninsula Borough seeks title conveyance to 7,800 acres.

Of the 7,800 acres, some 700 occur in the Moose Pass Townsite. According to 1990 Borough records, the area from Primrose to Summit Lake contains 381 parcels of private land.

The USDA Forest Service Land and Resource Management Plan for the Chugach National Forest outlines plans for local federal lands. The Alaska Department of Natural Resources Kenai Area Plan (due in the Fall of 1994), outlines plans for local state lands, including lands still in the conveyance stage. The Kenai Peninsula Borough Comprehensive Plan will apply to local Borough lands. If adopted by the Moose Pass community, the Moose Pass Plan may become part of the Borough's plan and will not apply to private lands.

Borough land transfers and Borough land use planning will likely cause controversy in the Moose Pass area. Results from a 1991 survey show that an overwhelming 81 percent of respondents feel attracted to the area because of its low population density. Also, about two thirds favor State/Borough land transfers for homesites and for recreation cabins, but not for multi family dwellings. About one fourth oppose any land transfers.

Through public meetings and public surveys, the Moose Pass Advisory Planning Commission will identify local State/Borough lands thought suitable for residential development. Moose Pass requests that the Borough solicit extensive community input well before any land transfers occur locally. In addition, Moose Pass requests that State and Federal planners adhere to the principles and goals of the Moose Pass Comprehensive Plan.

## 3. *Commercial and Industrial Development*

Issues associated with economic growth generate controversy in the Moose Pass community. They garnered the largest number of written comments on the 1991 community survey. About half of the respondents favor growth while half do not. While many residents favor tourism and small business, fully two-thirds do not want public funds spent to promote economic development. Even larger majorities oppose large business and industry in the area.

At a well attended public meeting in 1990, local residents adopted ten community goals. Two of those goals favor growth that enhances, but does not threaten, the rural character of the Moose Pass area. To achieve its goals, the community requests two things from the State and Borough:

- a) Government sponsored growth in the area should compliment the community's goals and should fit the framework of the Moose Pass Comprehensive Plan; and
- b) Proposals to transfer public lands for economic purposes should be reviewed by the community well ahead of the actions. After several public meetings in Moose Pass, the responsible agencies should give the votes and opinions of the community their full, heavy weight in decision making.

#### 4. *Forest Management*

While forest management involves numerous issues, the issue of spruce bark beetles causes the greatest concern for the Moose Pass community. Because the beetles spread without regard to land ownership or government jurisdiction, Moose Pass cannot deal with the beetles on just the local level. Most residents want appropriate actions by the responsible agencies to deal with the beetles.

As evidenced by an Alaska Department of Environmental Conservation meeting in 1988, an Alaska Railroad sponsored meeting in 1991, a USDA Forest Service sponsored meeting in 1991, and a community survey in 1991, Moose Pass residents strongly oppose the use of synthetic pesticides/herbicides on public lands.

To satisfy local demands for beetle management, and to avoid pesticide use, the Moose Pass community requests that the appropriate agencies develop plans that use means other than pesticides to manage beetles. Further, the community wants plans presented locally **before** implementation.

### D. **Environmental Quality**

#### 1. *Water Quality*

Shallow bedrock and small lots have made adequate wells and ADEC approved septic systems difficult to develop in the Moose Pass Townsite. Tern Lake and its associated wetlands may constrain well and septic systems there. To address this problem, Moose Pass adopted, as a goal, studying the feasibility of a central water system. The community applied for \$1,000 in 1991 for a study. The grant hasn't materialized, however, and most residents believe that **they have adequate well and septic systems**. About half of the residents doubted the advisability of the study.

Informal analysis suggests that the high cost and the engineering difficulty of serving outlying areas make a central system infeasible at this time. Nonetheless, protection of groundwater and domestic wells from septic tank leachate, vitally concerns residents.

To protect itself and its groundwater, the community of Moose Pass requests the following actions.

- a) The Kenai Peninsula Ground Water Task Force should include the Moose Pass Townsite and the Tern Lake wetlands as specific sites for hydrologic study of the Kenai Peninsula.
- b) The Borough must adhere to adequate standards for water and septic systems when it considers subdivisions and developments.
- c) The ADEC must enforce at least its minimum standards for on site septic systems. It should consider increasing the standards if site specific conditions identify 40,000 square feet as inadequate.

#### 2. *Toxic and Hazardous Substances*

The Moose Pass community wishes to enjoy at least the current level of a healthful, clean environment. To that end, Moose Pass supports effective monitoring and enforcement of existing Federal, State and Borough regulations regarding toxic and hazardous substances. Local support exists for restricting the commercial use, transport, storage and/or disposal of these substances in the area. Moose Pass supports continued improvement in convenient

hazardous waste collection sites and continued prohibition of disposal of toxic and hazardous wastes on Borough lands.

### 3. *Scenic Quality and Tourism*

One of the Moose Pass goals encourages tourism. Moose Pass will promote tourism by preserving the local scenic quality. Financing to promote tourism shall come from private business and not from community or public funds. Moose Pass welcomes tourism, as long as its rural lifestyle and its scenic quality are maintained.

To encourage tourism by preserving scenic quality, the community supports the following actions:

- a) Designation of the Seward Highway as a National Scenic Highway;
- b) Inventorying the scenic resources of the area;
- c) Recognition and preservation of any local sites listed on the Alaska Department of Natural Resources Alaska Heritage Resource Survey or the National Register of Historic Places, or of local historical value.

## II. GOALS, OBJECTIVES AND POLICIES

Based on a well attended public meeting in April of 1990, and based on the results of a community questionnaire in October of 1991, the community of Moose Pass adopts the following as community goals:

1. Residential development should occur on relatively large lots of one acre or greater.
2. Moose Pass should encourage economic growth and tourism in a manner that will enhance, not threaten, the citizens' rural lifestyle.
3. Continue to maintain the community hall and its services to the community. Improve the library located in the community hall.
4. Maintain the volunteer fire department and make improvements as required by the growth of the area.
5. School facilities should be maintained and improved as warranted. Urge the development of new facilities.
6. Refuse disposal facilities should be maintained at an adequate level to serve the area.
7. Extend the Moose Pass 35 mph speed limit to the north as well as to the south, and strive for enforcement of the speed laws.
8. Extend the bike path to the north as well as to the south.

RESULTS

62 RESPONSES

MOOSE PASS COMMUNITY  
COMPREHENSIVE PLAN PUBLIC SURVEY

October 1991

Dear Friends of Moose Pass:

About a year ago, the Kenai Peninsula Borough appointed seven of your neighbors to serve on the Moose Pass Advisory Planning Commission. We need your help to better serve the needs of Moose Pass.

Please complete the following questionnaire and mail it to: **Moose Pass Advisory Planning Commission, Box 516, Moose Pass, Alaska 99631 OR give to any Advisory Planning Commissioner listed below OR drop off at the designated Planning Survey Box at the Moose Pass Post Office.**

Thanks for your help and contact any of us listed below for more information.

Sincerely,

Richard Smeriglio  
Moose Pass Advisory Planning Commission

Richard Beaudoin  
Irene Lindquist  
Ann Painter  
Mark Stauble

Jeff Estes  
Ellen O'Brien  
Richard Smeriglio 288 3614

MOOSE PASS QUESTIONNAIRE

The following questions pertain to comments or goals as determined at past Sportsman's Club meetings and other topics that must be addressed by a Moose Pass Comprehensive Plan. Your response to this questionnaire will be used to draft such a plan, the results of which will be presented at a public meeting. The final document will be presented to the Borough for inclusion in its Comprehensive Plan. Your response and additional comments will help us chart a course for the future of this community. Please take the time and help us make these important decisions; the time you take will be greatly appreciated.

Comment:

Moose Pass presently has a bike path from the south of town, north to the Ball Diamond area.

QUESTION

- |                                      |         |        |
|--------------------------------------|---------|--------|
| 1. Should the bike path be extended? | 69% yes | no 26% |
| 2. Extend it north?                  | 53% yes | no 16% |
| 3. South towards Seward?             | 67% yes | no 15% |

Comment:

Near the Moose Pass townsite, there is a high potential for highway accidents. Some school bus pickups must be made in the bends of the road, just north and south of town.

QUESTION

- Should we request an extension of the controlled speed zone through town?  
68% yes no 29%
- Should the speed in these extensions (if adopted) be 50% 35 mph . . or . . 45 mph 13% . . or . . 55 mph 3% (circle one)
- If you endorse an extension, where should it begin, . . mile 27.5 [37%] to the south or (other) ; end at mile 31 to the north [39%] or (other).

Comment:

The area has two dumpster sites, one at mile 24, and one at mile 29.5. Large items must be hauled to Seward and hazardous household items are collected locally once a year.

QUESTION

1. Are you satisfied with:
 

(a) The present disposal system?	81% yes	no 16%
(b) Current locations?	71% yes	no 19%
2. Are more frequent pickups needed? 32% yes no 52%
3. Should dumpsters be relocated away from plain view? 42% yes no 52%
4. Should area be incorporated for larger items? 16% yes no 66%
5. Should visual screening provided for dumpster locations? 47% yes no 37%

Comment:

The school is the focal point for many community activities. There has been widespread concern that it should be maintained and improved as warranted.

QUESTION

1. Do you think the school should expand I when necessary, providing new facilities? 79% yes no 18%
2. Continue to provide Jr. High? 60% yes no 37%
3. Should a new school site be selected for the future, providing greater safety and more space than the present location? 29% yes no 68%

Comment:

The Moose Pass Volunteer Fire Company presently has access to three refill sites with fire hydrants available for year round operations: the fish hatchery, . . Estes Bros., Store, . . and the Ralph Moore residence. Moose Pass has several dedicated fire fighters, but still has the worst fire insurance rating. With more volunteers, increased training and improved equipment the level of protection would be increased for everyone. At present all equipment is located at the community hall.

QUESTION

1. Should we continue to support our volunteer fire company? 97% yes no 0%
2. Do you think the level of protection our fire company provides is sufficient? 50% yes no 37%
3. Would you be interested in attending a 5 day (State sponsored) fire training course, to become a certified structural fire fighter? 37% yes no 58%
4. Should an auxiliary site be identified for a future fire house? 50% yes no 42%
5. Should a new site be identified for our fire equipment? 28% yes no 65%
6. Should we identify additional locations for year round water access? 79% yes no 13%

Comment:

The community hall is on a small lot with only a few feet of space on either side, the area in front extends to the roadway, but has right of-way set backs. The original design provided for a second story. The structure is in dire need of a new roof.

QUESTION

1. Shall we continue to support the community hall? 97% yes no 3%
2. Which roof repair option would you approve: (circle one)  
 5% (a) Repair the existing flat roof.

- 19% (b) Replace the flat roof with a new pitched metal roof.
- 58% (c) Install a new pitched roof and place walls under it at the same time, for future second story expansion.

- 3. Would you support expanding the hall size? 58% yes no 32%
- 4. Would you support expansion of our library at the same time? 58% yes no 34%
- 5. Should we identify a new site for a future community hall? 59% yes no 65%

What are your suggestions on this:

Comment:

Shallow bedrock and small lots have made development of adequate water and D.E.C. approved septic systems a problem in the Moose Pass townsite.

QUESTION

- 1. Is your water quantity adequate? 77% yes no 13%
- 2. Is its quality adequate or safe? 79% yes no 10%
- 3. Is your septic system adequate? 77% yes no 6%
- 4. Should the community study a CO OP central water system? 40% yes no 48%
- 5. For the townsite only? 42% yes no 42%

Comment:

People are attracted to the Moose Pass area for a variety of reasons. A theme often heard at community gatherings is "rural lifestyle". This phrase appears in two important community goals. To help us define it, please circle those items below that best describes "Rural Lifestyle" to you.

- 81% (1) low population density (2) low taxes. 52%
- 55% (3) small local school (4) solitude. 45%
- 39% (5) fewer bldg. restrictions (6) no zoning. 42%
- 63% (7) good access to recreation lands.. (8) low crime rate. 58%
- 48% (8) low commercial development (10) friendly atmosphere. 65%
- 57% (11) lack of costly city services
- 58% (12) the ability to pursue a self sufficient lifestyle.

Your comments: \_\_\_\_\_

QUESTION

- 44% 1. Would you like to see economic growth in the Moose Pass area? 52% yes no
- 2. Would you like to see public money spent to promote economic development in the Moose Pass area? 35% yes no 66%
- 3. Do you favor public lands being conveyed to private use for economic development such as:
  - (1) light industrial 29% yes no 58%
  - (2) heavy industrial 6% yes no 81%
  - (3) tourism 56% yes no 39%
  - (4) large businesses 10% yes no 79%
  - (5) small businesses 55% yes no 37%

(6) Your comments: \_\_\_\_\_

Comment:

The population of the Moose Pass area has been more or less stable for the last 50 years. There are presently 381 individual lots in the Moose Pass area. Of these 230 are bare lots, and 151 have some type of building or improvements. The State has

selected 8,558 acres from the Federal Public Domain. It is seeking conveyance of 5,753 additional acres. Borough lands around Moose Pass amount to approximately 600 acres. The Borough is seeking conveyance of 8,558 additional acres from within the State Selected Lands. When this land is conveyed to the Borough, it could be used for economic, residential or recreational development, or left in its present state. The Borough has stated that any land sold would be at current market value.

QUESTION

(1) Do you favor Borough/State lands being conveyed to private ownership? 66%  
 yes no 24%

For: (a) Residential home building? 73% yes no 23%

(b) Privately owned Recreational 55% yes no 35%

(c) Multi Family Dwellings? 25% yes no 60%

0 ac - 26%	1 to 5 - 53%	5+ - 5%	What size recreational lots would you favor?
0 lots - 29%	1 to 30 - 6%	30+ - 21%	What size recreational lots would you favor?
0 ac - 26%	1 to 5 - 56%	5+ - 5%	What size residential lots would you favor?
0 lots - 24%	1 to 40 - 8%	40+ - 21%	How many lots should be set aside for this purpose?

Comment:

Trail Lake and the Moose Pass area are rated one of the most scenic areas in all Alaska, and because of it is easy access, it has the potential to attract a larger segment of the tourist industry. Promoting tourism while maintaining a rural lifestyle is one of our community goals.

QUESTION

1. Would you like to see the tourist industry grow in the area? 56% yes no 40%

2. Do you think we can promote tourism, and still preserve a rural lifestyle? 61%  
 yes no 34%

3. Who should promote future tourism in the Moose Pass area?

(A) community funds 31% yes no 42%

(B) public funds 31% yes no 40%

(C) private sector 56% yes no 21%

(D) none of the above 15% yes no 21%

(E) Your comments: \_\_\_\_\_

Comment:

The Public is becoming more informed and equally concerned and conscientious about our environment and the effects our actions can have upon it. Chemicals are part of our everyday lives.

QUESTION

(1) Should the Moose Pass area consider adopting as a Community Goal restrictions on the commercial use of, transport, storage or disposal of Toxic or Hazardous substances in this area? 75% yes no 18%

Comment:

The Ball Diamond at the North edge of town is fast becoming a non-restricted area for RVs and campers. As many as 30 camping units have been counted in this area. Some residents resent this, and have expressed concern that locals will in the future be denied traditional use of this area as a community use area.

QUESTION

1. Do you favor as a community goal, acquisition of the Ball area as a community Park? 66% yes no 23%

2. Would you favor the State/Borough obtaining the land for use as a Park and develop it? 32% yes no 53%

3. Other \_\_\_\_\_

Comment:

There are a number of historic and general use trails in the area that cross Federal, State, Borough lands and private lands.

QUESTION

1. Should rights of way be pursued for trails through these areas? 69% yes no 16% 6% maybe

Comment:

Beetles have destroyed forests in Cooper Landing and are moving this way. Forest Service plans at local campgrounds include chemical controls. Other means of addressing this problem are available, including logging and prescribed burns.

QUESTION

1. Do you feel beetles are or will be a problem for Moose Pass? 84% yes no 11%
2. Do you favor use of chemicals to treat beetles? 19% yes no 74%
3. Do you favor alternate methods of controlling beetles? 79% yes no 6%
4. Should this be addressed locally? 74% yes no 11%
5. If yes, should this be addressed aggressively? 61% yes no 19%
6. Should the Borough, State and USFS be encouraged to come up with plans for beetle problems and present them locally? 87% yes no 8%

PLEASE FOLD, SEAL AND RETURN TO THE MOOSE PASS PLANNING COMMISSION.

Moose Pass Community  
Comprehensive Plan Public Survey

Summaries of Written Comments  
62 returned surveys, November 1991

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Dumpsters

Person states that visible dumpsters detract from scenic quality of highway.

Person favors plain view dumpsters.

Fire Department

Person favors Crown Point as auxiliary site.

Community Hall

Person would rather have events at the school.

Person suggests investigating acquisition of new hall.

Person states that the school should be the community hall.

Person states that the hall is adequate.

Person favors a new site that can accommodate park/hockey rink.

Person wants quality repair work.

Person favors existing site.

Person favors acquiring ball diamond site for community use.

Person favors using existing site as a fire station and building a new community center.

Person suggests adjusting wishes to ability to pay.

**Re: Co-op central water system**

No local resident would begrudge any other local resident from improving their living conditions. My negative response to this question is based on my belief that the residents would not want to bear the financial burden at this time. The problems of inadequate water quantity usually need to become serious before people are willing to bear the substantial financial burden of a community water system. In my experience, it is usually an inferior water quality that pushes small communities into a central water system. When water supplies become contaminated over a widespread area - often as indicated by illness and/or the presence of coliform bacterial in the water - then persons have little alternative but to consider a more reliable (but more expensive) community system.

In developing a community system, you will have to locate the funds for capital improvements, and you will need to address the ongoing operation and maintenance costs. "Locate funds" usually means finding grant funds - which invariably have strings attached. Grant funded systems are seldom designed for just the existing population - they are usually required to serve undeveloped lots also. Grant funded System designs are usually carefully scrutinized by the funding agency or the designated representative agency - often ADEC.

Capital improvement costs can be crudely broken into four categories: supply, storage, distribution, and administration.

1. Supply: If the equivalent of say 50 homes are connected to the system initially, with provisions for another 50 to be added later as the community grows, you will need a dependable

year-round supply of at least 35 gallons per minute - possibly as much as 100 gpm. Unless there's a source that I'm not aware of, the most optimistic possibility would be development of a spring or stream above town. (Does that exist? I don't know.) Regardless of what is found, the source would have to meet strict ADEC standards. Chlorination would be required. If a surface source is developed, more sophisticated treatment might be mandated.

2. Storage: Any community system would have to have storage, which serves three basic functions. First, storage is needed for those times when the source is removed from service. Commonly you try to have at least one and sometimes two or more day's supply on hand at all times. Say 50,000 gallons as a rough guess. Second, storage is needed for those periods during the day when demand exceeds supply. Wild guess 20,000 gallons. Third, community systems are usually designed to serve a dual purpose, providing also water for fighting fires. That demand is commonly stipulated by the local fire marshal, or equivalent. The lowest fire storage quantity I have seen is 500 gpm for two hours, or 60,000 gallons. That is generally not considered adequate for any commercial establishments, unless they have sprinkler systems. Thus without doing any research, you can rough guess your storage requirements for this 100 unit system at not less than 130,000 gallons. Based on my experience with regulatory agencies, I would not be surprised to find that a study would recommend 250,000 gallons or more.

3. Distribution: A network of small pipes could theoretically serve a community this small, but almost invariably the distribution system is designed to serve for fire protection also. If fire protection is included, a typical watermain will be 8-inches. Some short stubs might be as small as 6 inches. Some long stretches may need to be bigger than 8-inches. The point to consider: that will cost \$30 to \$60 per foot installed.

4. Administration (including studies and design): Often overlooked in the early stages - will be not less than 25% of the capital cost.

Bottom line? A community system for Moose Pass designed to serve the equivalent of 100 homes would cost between \$1,000,000 and \$2,000,000 assuming a reliable source can be found within a reasonable distance. Those figures are not an engineering estimate. That is simply a guess based on past experience. The question is not whether a system could be built for less. The question is whether ADEC would allow a lesser system to be built.

If funds are found to build such a system, the next (and major) question is how is it to be operated and maintained?

I have had experience with many small water systems in Alaska, California, and Hawaii. I don't recall ever seeing a community system of this size that I could say was well maintained. The problem is that there is insufficient revenue base to pay for a trained and licensed operator plus pay for vehicles, equipment, tools, chemicals, etc. Grant funding programs of which I am aware normally do not subsidize these types of costs. Figure what the operator, etc., would cost on an annual basis, and then divide by 100 and that will be roughly what each user will have to pay per year assuming that you have found a grant to fund 100 percent of the capital costs. If a lesser capital grant is offered, then capital amortization will need to be added to the O&M costs.

I sincerely hope that the above doesn't sound too negative. I have seen (and participated in) too many studies which are gathering dust on the shelf because the proposed costs were simply more than the community could afford.

Alternatives?

Water quality is the big concern. Regardless of what is done, this is a potentially serious problem which cannot be ignored. Water supplies should be monitored for coliform bacteria and for nitrates. Excessive concentrations of either could indicate a life-threatening situation. Homeowners can obtain their own water samples, and have them tested for low cost. If significant contamination is found, then the cost concerns voiced above become secondary to the protection of human life.

Approach ADEC as lay citizens, and request assistance. ADEC generally wants the public to hire engineers to solve the problems. However they do have trained staff, and many are willing to help to the extent that they can. Sometimes they will take and test water samples. If nothing else, perhaps you could talk them into testing the samples obtained by the homeowners. This would need to be done on an ongoing continuous routine basis.

Regarding the problem of quantity, consider replacing conventional plumbing fixtures with water conserving fixtures. Water consumption can be cut in half with little sacrifice in lifestyle quality.

I don't mean this typed response to indicate that I consider this issue to be the most important one on the questionnaire. It is simply an issue in which I've had some training and experience and I hope that the above comments might be useful.

Sincerely,  
Dick Lowman

### RURAL LIFESTYLE

Person mentions quiet, lack of traffic, respect for neighbors and respect for environment.

Person likes helpful neighbors and states that low development is essential.

Person states that to remain rural, Moose Pass should develop itself for itself, not for tourists. Rural means large amounts of undeveloped land.

Person opposes government.

Person mentions clean air and quiet.

Person mentions little development.

Person favors lack of zoning and lack of building restrictions.

Person favors zoning to preserve commercial center.

### ECONOMIC DEVELOPMENT

Person states Moose Pass is fine as is.

Person supports growth that is privately funded, environmentally safe and not detrimental to rural life style.

Person states that if he/she wanted growth then he/she would live in Seward.

Person wants little development and to keep lands wild.

Person states tourism is the easiest to pursue.

Person wants public land to remain public. States that only agencies that have resource managers should get public land. Opposes industry.

Person does not want growth.

Person favors hydroelectric development.

Person encourages tourists.

Person does not favor development and wants low impact, nonpolluting uses.

Person favors small business.

Person favors development controlled by community goals.

Person does not favor development and states that there is little interest in Moose Pass.

Person favors all Federal → State → Borough land conveyances being made homesites and states that Seward, not Moose Pass, should be the industrial area.

Person likes Moose Pass as it is now and seeks to avoid strip development, rural slums and conflicting uses.

Person states that tourist growth is good if managed.

Person states that growth is compatible with rural lifestyle.

Person states that industrial development is not compatible with Moose Pass.

Person favors handcraft/woodworking businesses.

Person would like to see small business and light industry, but without pollution.

#### BOROUGH/STATE LANDS CONVEYED TO PRIVATE

Person states that recreational lots shouldn't exceed 10% of total.

Person states that only a few lots should be offered.

Person favors recreational lots.

Person states that there is already enough private land and that the public land is for the public good.

Person does not want lands conveyed, would ruin area and lower value of existing lots.

Person does not favor public lands conveyed to private, too many places for sale already.

Person does not favor land conveyance and wants land left wild. Person does not want special areas conveyed.

Person wants residential lots made available in the future as needed and wants lands designated now for future use.

Person sees need for additional residential lots but also states that too many dwellings would disrupt rural appeal.

Person favors land conveyances for private, non commercial residences.

Person does not want land conveyances because of associated population growth.

Person feels that conveyances are inconsistent with rural lifestyle.

Person feels that multi family units should be accommodated within existing townsite.

#### TOURISM

Individuals are free to promote tourism at their own expense.

Person states that tourists are annoying and private funds can promote tourism.

Person wants slow, careful growth.

Person states that more access promotes more tourism and that private dollars can develop private facilities while public dollars can develop public lands.

Person does not want tourist development and states that no public dollars should be spent to promote private business.

Person does not want tourism.

Person favors tourism.

Person states that only private money should promote tourism.

Person states that tourism is clean but does not want too much.

Person states that there is already adequate development and that more people will further lessen the area's appeal.

Person wants area to stay as is and not be developed for tourists.

Person does not favor public funding of tourism promotion.

Person does not favor public funding of tourism promotion.

Person feels that visitor's bureau does a fine job.

Person favors lodging and recreational cabins.

#### HAZARDOUS MATERIAL

Person states that existing laws already address this and that local law would not have prevented the 1986 formaldehyde spill.

#### BALL DIAMOND

Person favors Borough development of park with campground nearby.

Person wants it left alone.

Person states that if the Borough gets the diamond, then Moose Pass won't have a say in its management.

Person states that it should be community property for community events.

Person favors development and a charge for its use.

Person favors Borough developing the area for day use only.

Person opposes overnight camping.

Person favors leaving as is.

Person states Moose Pass has no means to manage area.

Person favors park, but not RV park.

Person favors development of facilities.

Person favors creating community park with camping limited or prohibited.

Person is concerned about litter/sanitation.

Person wants it closed.

#### TRAIL RIGHTS-OF-WAY

Person does not want rights-of way across private land.

Person states that easements would be adequate.

Person does not want trail rights of way on private land.

Person thinks that there are already rights of way across public lands.

#### SPRUCE BARK BEETLE INFESTATION

Person wants action now.

Person says NO to herbicides.

Person favors prescribed fire and opposes herbicides and pesticides.

Person favors prescribed fires.

Person thinks that the Forest Service won't make plans or take aggressive action concerning beetles.

#### MISCELLANEOUS COMMENTS

Person states that Moose Pass should concentrate on manageable things such as bike path, community hall, ball diamond and not on big things such as a hockey rink.

Person expresses concern that two people from same household serve on the commission.

Comment 1: I think it is good the community plans ahead for its future potential growth, but please try to not use the bikepaths to segregate nature and human or business growth: growth can complement nature if carefully planned.

Comment 2: It is important now to analyze potential dangers, and it is best to be cautious and protective, rather than lose a child's life. I place in your decisions the length of extensions needed to establish the possible protection.

Comment 3: Currently the family is not residing in the community. During the time of residency the dumpster sites were adequate. If the community is planning on growth - future dumpster locations should be planned. Maybe with a good selection of bushes and trees -- in time a proper screening will develop.

Comment 4: Naturally, yes to all three. All adults are responsible for all children. Kids need all the education and support they can get. If we don't plan ahead, how can we expect our children to be able to plan ahead?

Comment 5: Again the community has the chance to expand and try to plan. If the borough or state does the planning then little will be left for the community

Comment 6: It is a lot cheaper now then it will be later. If there is no site to relocate for future expansion then work and plan with what you have. Maybe the library and community hall could be combined!

Comment 7: As our property does not have a well or septic system, we cannot state the quality of water. I feel a community well, if one is created, should be for emergency supply only and not used for normal supply.

Comment 8: Public money should never be used to promote economic development. Public money can be used to enhance development, i.e., good schools, police and fire protection, low taxes, etc. As far conveying public land to private holdings -- this should only happen after extensive planning. The importance of value to your statements are as follows: 1,7,4,8,12,2,10,3,11,9,5,6.

Comment 9: If the state and borough obtains some land, naturally Moose Pass will or should be able to obtain some land. Some land can be set aside for future growth that will restrict the impact of other lands being conveyed to private lands. If some lands are set aside for the town -- the town should support private property, which in turn will help support the public lands through taxes.

Comment 10: If the state gets land (and the borough), the land can be obtained

for community and private growth. This can also be accomplished without the extra land. With hope and foresight private business can provide its own financing. The town can enhance growth by keeping the taxes lower, not being over restrictive in zoning, support and creating public events, etc.

Comment 11: Just by living humans create wastes, that are problems: some even toxic and hazardous. I suggest the committee plan now for the wastes they have now and plan now for the future. Naturally I suggest we keep all industries out -- that cannot prove they can control and contain its wastes. I also feel the town can stop the state or borough by zoning and other measures.

Comment 12: To this problem I can only suggest an idea. If part of the ball park is large enough and if the layout is arranged well enough -- why not prepare part of the park for RV camping and charge a nominal fee. That fee could help support the ballpark.

Comment 13: Develop the trails and protect the area now -- while it is not too late.

Comment 14: There are always alternatives to chemicals. Surely, the Spruce Bark Beetle has natural enemies, besides man.

Originally, I obtained the patent, and then it was transferred to my folks. I have answered these questions since I know the area better. I will participate in learning fire fighting and I can also be at your disposal, to help, if you request.

Jim Carter  
3901 Merrill Dr.  
Anchorage, Alaska 99517  
(907) 243 3540



## Moose Pass Advisory Planning Commission

### Minutes

- ◆ [October 18, 1990](#)
- ◆ [November 8, 1990](#)
- ◆ [December 4, 1990](#)
- ◆ [January 3, 1991](#)
- ◆ [February 2, 1991](#)
- ◆ [April 4, 1991](#)
- ◆ [May 7, 1991](#)
- ◆ [November 19, 1991](#)
- ◆ [February 6, 1992](#)
- ◆ [March 2, 1992](#)
- ◆ [March 31, 1992](#)
- ◆ [December 1, 1992](#)
- ◆ [January 5, 1993](#)



**OFFICIAL ELECTION RESULTS**  
*(as of 8:00 P.M. 12/15/92)*  
**B A L L O T**

**Moose Pass Comprehensive Plan**

**December 15, 1992**

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**Complete No More Than ONE PART**

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**Part 1**

Entire Plan

Accept  
 37

Reject  
 1

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**Part 2**

Section A

Accept  
 38

Reject

- A1
- A2
- A3
- A4
- A5

Section B

Accept  
 38

Reject

- B1
- B2

Section C

Accept  
 37

Reject

- C1
- C2
- C3  1
- C4

Section D

Section 12

Accept  
138

Reject  
D1 [ ]  
D2 [ ]  
D3 [ ]

Certified by: Jeff Estes  
Don Painter  
~~Jeff Estes~~ 44

MOOSE PASS ADVISORY PLANNING COMMISSION MEETING

DATE: October 18, 1990

The first meeting of the Moose Pass Advisory Planning Commission for 1990 convened at the Moose Pass Community Hall at 7:05P.M. This first round table discussion was organized and chaired by Sylvia Spearow from the Kenai Peninsula Borough and was attended by all the appointees designated by Mayor Don Gilman.

Those in attendance were: Jeff Estes, Irene Lindquist, Ellen O'Brien, Ann Painter, Richard Smeriglio, Mark Stauble and Richard Beaudoin.

Sylvia lead the meeting into a discussion of possible scenerios or ideas that could involve the Moose Pass Advisory Planning Commission and cited examples from neighboring communities and the actions they chose to adopt. She will send us copies of some of their documents that we could use as role models if we so desired. She brought along maps of the acreage selected by the Borough and explained the process involved and the resources available to us at the Borough level.

We discussed topics such as: tourism, trails, and water sheds and also the need to look far ahead to ensure sensible land uses for future generations.

Through voluntary action and unanimous consent amongst the members it was decided that Richard Smeriglio would be President for three years, Mark Stauble would be Vice President for one year, Richard Beaudoin would be secretary for two years. Other members selecting annual terms were: Jeff Estes, 3 years; Irene Linquist, two years; Ellen O'Brien, one year; and Ann Painter, three years. It was decided that the group should meet on the first Tuesday of every month at 7 P.M. at the Moose Pass Community Club allowing the Thursday next to be the alternate date should the need arise for a change, example: the first Tuesday in November is election day, therefore, it will be held on Thursday November, 8th.

Ellen O'Brien and Mark Stauble suggested that a questionnaire be assembled and sent out to all 115 households affected by any action of this Commission to help give it direction, this was unanimously endorsed, and all agreed that we needed time to get organized and that nothing should be decided at the first few meetings.

The meeting closed at 9P.M. on an air of good will and the fall of fresh falling snow!

## MOOSE PASS ADVISORY PLANNING COMMISSION

The second meeting of the M.P.A.P.C. was held Nov. 8, 1990 at the Moose Pass Community Hall. Those in attendance were, Mark Stauble, Richard Smeriglio, Ann Painter, Ellen O'Brien, Jeff Estes, and Richard Beaudoin.

The minutes of the last meeting were read and accepted without corrections.

Mark suggested that a typed out agenda like the one that Richard S. had sent out to all members, covering topics to be discussed, was a great idea; and asked that this become a regular event at all meetings, everyone agreed.

By mutual agreement it was decided not to run the meetings by Robert's Rules, but by popular consensus. The president will act as agenda setter and moderator. All items locked in a tie vote will automatically be tabled till the next meeting for further discussion and research. All votes will be by a show of hands!

During the discussion of agenda item (Commission's short term focus), Ellen suggested that a Moose Pass Community Plan for Moose Pass, could only be reached by working closely with the Sportsmans Club, and since most of us belong to it also, it may be best to voice our opinions at those meetings. Ann Painter has been appointed by Mayor Don Gilman to the Borough Planning Commission, and will provide important input to our meetings. The MPAPC will be better poised to present the Moose Pass Community input at the Borough level. Capital projects would best be addressed by the Moose Pass Sportsmans Club.

In discussing the questionnaire, Mark suggested that its scope be wide enough to cover most possible scenarios. After its draft is completed, it may be necessary to send it out in two or more segments.

It was decided to post the approved of the past month's meeting publicly on the Post Office bulletin board. All input to the group will be by individual suggestions and input from the open meetings from the Moose Pass Community. The MPAPC will not have open meetings except by special request, but no one will be turned away from attending or listening in (without voting privileges). Ellen will check with the Borough concerning the status of closed meetings. If the meeting night is to be changed, it will be announced by a telephone call, and must have majority consent. Anyone unable to attend will be asked to forward written comment to the proposed agenda.

Mark suggested we deal primarily with Borough lands, and with private land only as a generality (and very softly). Unless the populace is an uproar over some private individuals wish to install, build or develop land in a manner detrimental to the community as a whole; we will only make suggestions concerning private land.

Information from the Borough will be decimated at our meetings, and will be reflected and the posted minutes.

We will exchange minutes of our meetings with those of the Sportsmans Club if they are so agreeable. Jeff felt this would be proper to keep everyone informed. It is the unanimous will of this commission to work closely and openly with the MPSC and exchange any and all data or information by mutual briefing of the Chair/President.

It was felt that capital improvement dollars would best be handled by the MPSC and that we, as individuals, could have our input via this club. We as a group could address issues of special interest on a broader scale as the need arises.

A discussion of Community goals set during a public meeting of April 27, 1990 followed. Richard Smeriglio presented papers of a Borough outline for this area dated November 3, 1989. Copies will be made for all members. As of yet we do not have a hard copy of the thirteen goals voted on at a Community meeting dated April 17, 1990. Gwynn Gardner has them and will make them available to us. Lori Leary has a questionnaire dated approximately 1985, and will try to get copies of this document for us also.

Mark suggested that this info would be a great philosophical rather than specific outline for a questionnaire, i.e., where will Moose Pass be 10 years from

now!

Richard Beaudoin recommended that the secretary keep a file of all past and current documents available at all levels of involvement, if it concerns this community's Advisory Planning Commission. Copies are to be made available to anyone upon request.

Discussion of the questionnaire to gather public input did not progress very far. We will set our goals first, and then set a format, etc. Most likely one questionnaire per household with room for more than one input (differing views in one household). This may include location geographically, and room to request additional questionnaires. We may have a general survey, followed by a specific questionnaire at a later date. Other business drifted back mostly to the questionnaire. Since this will be our primary source of input, it is bound to occupy most of our time over the next few meetings.

Meeting adjourned at 9:35 P.M.

## MPAPC

Date: 12-4-90

The 3rd meeting of the MPAPC held on Dec. 4th began, at 7:05, those present were, Mark Stauble, Richard Smeriglio, Ellen O'Brien, Ann Painter, Irene Linquist, and Richard Beaudoin.

The minutes of the last meeting were read and accepted without change.

A discussion followed about the status of our meetings. Ellen contacted Sylvia Spearow, who explained the legal aspects of public meetings, and explained a possible forum for our sessions. She believes that better PR is achieved if public input is allowed at our work sessions. The group agreed, that with prior notice of at least one week, anyone wishing to address the commission, will be allowed time to make a statement at the beginning of the evening. Those wishing to do so should contact Richard Smeriglio @ 288-3614, or Richard Beaudoin @ 288-3608. Since this month's minutes will be displayed at the Post Office, it was recommended to add a footnote announcing our next meeting date, time and location. This will be done from this time forth.

A review of the Moose Pass Community Goals, dated (4-27-90) was discussed. On the subject of land parcel size, Ann commented that legally, the smallest lot allowed that will be adequate for both a potable water well and a home septic system, is one acre. A public water system does not seem practical for Moose Pass at this time; however, Richard Smeriglio will talk with State Engineers and utility people about costs, maintenance, etc. to see if it's even feasible. At two points in "the goals" the words "rural life style" appear. There is a need to define what this means to residents and how a small town atmosphere might be preserved while promoting tourism.

In reviewing the Cooper Landing Questionnaire, several things became apparent, first it was felt that there should be room for two sets of answers to all questions (to reflect differing views in one household) also, we all agreed that the survey at the end was too personal and took on a census type of atmosphere that would be seen as an invasion of privacy; this will not be used in our format. A cover page describing the Borough Land selected and some of the issues and objectives of the questionnaire had unanimous approval and will be used along with a brief statement made before all questions. It is hoped that all questionnaires will be filled and returned to us, to give us direction and support. The end result will be a document that we can present to the Borough, specifying the needs, desires, and vision of the Moose Pass Community for the future.

Food for thought, Moose Pass, which is below the 600 foot elevation falls into two categories that can have some impact on land use, it is both within a FLOOD PLAIN, and the

COASTAL MANAGEMENT AREA. Ellen will request more information on this from the Borough. Though the Moose Pass area is not infested with the Spruce Beetle, it will most likely be inevitable in the future and a plan should be drawn up before it is too late. Irene Linquist will provide us with some maps that we can reduce and include in our questionnaire. Other topics that need to be addressed, include but not limited to, hazardous waste, avalanche areas, watershed, and rights-of-ways for access and trails and the list goes on!

The ten goals outlined by the Moose Pass Sportsman Club will be a beginning point for our questionnaire and that project will begin in earnest at our next meeting. We will "cut and paste" and arrange our final document later, printing both sides of the document to save space and money.

Our meeting adjourned at 9:35 pm.

### NOTE:

The regular meeting night is on the first Tuesday of the month, at 7:00 pm, at the Moose Pass Community Hall. The alternate date is 2 days later on Thursday.



## MPAPC

DATE: JANUARY 3, 1991.  
LOCATION: MOOSE PASS COMMUNITY HALL  
TIME: 7:10 PM

Those present at the fourth meeting of the MPAPC were: Richard Smeriglio, Mark Stauble, Jeff Estes, Ann Painter, Ellen O'Brien, Irene Lindquist and Richard Beaudoin.

The minutes of the last meeting were read and accepted..

There followed an informal discussion about alternate members to the committee should someone be unable to continue his or her duty. Richard Smeriglio will contact the Borough office to see what procedure should be used, and if some were received, other than those appointed by the mayor. Ann Painter will act as back-up secretary should Richard Beaudoin miss a meeting.

The group started right into the agenda set by the president, and the remainder of the evening was spent discussing:

- a) the bike path extension
- b) the speed limit zone extension
- c) refuse disposal facilities
- d) the Moose Pass School
- e) the Volunteer Fire Company
- f) the community Hall/ Library
- g) a community water system

The context of that discussion will be part of a report that will not be published until it is complete, because it may be subject to many revisions/alterations.

We have not received our information packet on Flood Plains or Coastal Management from the Borough yet, when Ellen called Cynthia Spearrow, she assured her it was forthcoming, and that the new regulations now affected 1000 feet above sea level instead of the first 600 feet of elevation.

The meeting ended at 9:35 pm.

Note:

The regular meeting night is on the first Tuesday of the month at 7:00 PM, at the Moose Pass Community Hall. The alternate date is two days later on Thursday.

MPAPC

DATE: FEBRUARY 2, 1991  
LOCATION: MOOSE PASS COMMUNITY HALL  
TIME: 7:08 PM

The members present at the fifth meeting of the MPAPC were: Richard Smeriglio, Mark Stauble, Ann Painter, Ellen O'Brien, Irene Linqvist, and Richard Beaudoin. Jeff Estes was enjoying some well deserved vacation time State/Side.

The minutes of the January meeting were read and accepted with some minor corrections.

Ann Painter gave us a fairly detailed report from the Kenai. Peninsula Borough meeting that she had just attended. The Comprehensive Planning Commission will have out a Public Survey Questionnaire by the end of March. This will be a 20 year plan, a copy she had with her; and passed around resulted in some discussion. This should be very helpful, and give them some idea of the public mood at this time. With the State suffering a downturn recession since 1985, they may get a lot of response and suggest ions.

The agenda set for this month was:

- 1) residential development
- 2) rural life style
- 3) growth of Tourism
- 4) economic development
- 5) other topics not covered in the community goals

After some discussion on these items, a rough draft was formulated. This All be cleaned up) and typed and will be re accessed at the next meeting for possible corrections or changes. When it meets the satisfaction of all, it will become part of the main questionnaire.

The balance of the evening was spent editing parts of the questions roughly drafted at the January meeting.

The meeting ended at 9:38 pm.

The regular meeting night is on the first Tuesday of the month at 7:00 pm, at the Moose Pass Community Hall. The alternate date, in case of change; is two days later on Thursday.

MPAPC

DATE: APRIL 4, 1991  
LOCATION: MOOSE PASS COMMUNITY HALL  
TIME: 7:08 p.m.

The meeting started later, 7:08 waiting for some late arrivals. Those present at the seventh meeting of the MPAPC were: Irene Lindquist, Ellen O'Brien, Mark Stauble, Jeff Estes, Richard Smeriglio, and Richard Beaudoin. Ann Painter arrived a bit later due to other commitments.

Richard Smeriglio brought up the subject of the Forest Service letter we received in the mail concerning new applicants for Guide and Outfitter Applications. After a thorough discussion, it was decided that the matter would be best be handled by individual response from the community members or the Sportsmen's Club. We will encourage the Forest Service to keep us posted, and solicit comments and letters they may send out periodically concerning Forest Service Lands in and around the Moose Pass area.

Ann Painter brought in the Borough statistics on the number of lots around the Moose Pass area and how many of them have improvements on them. This data will be made available as part of the Questionnaire.

Jeff Estes brought up the possibility of multiple family dwellings and large businesses. After some discussion changes were made to the original document. Mark and Richard S. both felt that our concerns should also address State lands as well as Borough lands and though this may not be the time and place, they would like to go on record that this is a vital concern to many members of the community. Therefore the words "State lands" will appear in the questionnaire.

We finished assessments of the current Community Goals at approximately 8:53 and started addressing other areas of concern.

Irene brought up the subject of Toxic and Hazardous Substances in the area. After a good discussion a question was structured for the questionnaire to address this topic.

The Ball Diamond at the North edge of town was discussed next, and because this is getting a lot more tourist traffic every year, a question concerning it's future will also appear in our document.

The meeting ended at 9:30 p.m.

The next regular meeting of the MPAPC will be May 7th at the Community Hall. The alternate date for that meeting will be Thursday May the 9th.

MPAPC

DATE: MAY 7, 1991  
LOCATION: MOOSE PASS COMMUNITY HALL  
TIME: 7:20 p.m.

The meeting started late. Present were Mark Stauble, Jeff Estes, Ann Painter, Irene Lindquist. Excused were Richard Beaudoin, Richard Smeriglio and Ellen O'Brien.

Minutes of the previous meeting were read and amended, then approved as amended.

The questionnaire was reviewed and format discussed. It was determined, to have the yes/no placed in bold with boxes for checking which answer. A sample format was brought in by Ann Painter which eliminated some of the excess wording and spacing in the existing document. Some of these were adopted. A final editing of the document was attempted.

The questions regarding Toxic and Hazardous substances and the ball diamond were edited. Additional questions were formulated regarding trails and the beetle problem. They were added to the end of the questionnaire.

Discussion was held regarding how to fund the survey, as well as how to distribute it. Decision was held over to the next meeting when more members would be present. Information regarding funding sources is to be available at the next meeting.

The meeting adjourned at 9:30 p.m.

The next meeting of the MPAPC will be held at June 4 at the Community Hall. The alternate date is June 6.

Moose Pass Advisory Planning Commission Meeting

Minutes for November 19, 1991

Moose Pass Community Hall

7:00 p.m.

The meeting started with Irene Lindquist, Mark Staubel, Ann Painter, Jeff Estes and Rick Smeriglio present.

After discussion, the group decided that November 28 would be the cutoff date for accepting questionnaires to be included in the current tabulation.

After discussion, the group decided to formulate a paragraph about each question in the recently returned questionnaire. Each question and its results would be included in the forthcoming Moose Pass Plan.

The group agreed to prepare a map of the area that would display Federal, State, Borough and private ownerships, The MPAPC would also overlay alternatives for various proposed uses on the map. The group agreed that the first map would be a draft subject to public approval.

In other business the group delayed designating a new Chair until the Borough appoints a new person to the MPAPC.

The meeting ended at 9:00 p.m.

MINUTES

MOOSE PASS ADVISORY PLANNING COMMISSION

7:00 pm 6 Feb. 1992

The meeting started promptly after 7:00 pm with Jeff Estes, Mark Stauble, Ann Painter, Ellen O'Brien and Rick Smeriglio Present.

The Commission agreed to send a letter to the Alaska DNR about the ball diamond. The letter would emphasize community use of the site and local desire to continue present uses and to avoid new uses that would curtail present uses.

The Commission agreed to adopt the Borough's outline for a comprehensive plan and also agreed to adopt the Borough's classifications for land use,

The meeting ended at 9:15 p.m.

MOOSE PASS ADVISORY PLANNING COMMISSION

minutes

2 March 1992, 7:00 p.m.

The commission continued to work on a comprehensive plan for Moose Pass. It addressed the speed zone, dumpsters, fire protection and the community hall at this meeting.

The Kenai Peninsula Borough's Draft Comprehensive Plan arose as a topic of new business. The Borough has requested that public response to the plan occur no later than April 7. The commission agreed to circulate the document and formulate its written response by the next meeting scheduled for March 31.

MOOSE PASS ADVISORY PLANNING COMMISSION

March 31, 1992

Minutes

The monthly meeting began at 1904 hours. Present were Ann Painter, Irene Lindquist, Mark Stauble, Jeff Estes, Rick Smeriglio and Ellen O'Brien.

Previous minutes were read and accepted.

Jeff E. initiated a discussion of how the Borough Plan relates to trails in our area. Rick S. asked how the group wanted to respond to the Borough's request for input on their plan. Irene L. expressed a desire to respond individually. Ann P. stated that the Borough wanted the Advisory Commission's input for the whole plan, not just the part pertaining to Moose Pass. Jeff E. suggested that comments on trails be submitted to the Borough, especially the request to not allow subdivisions to block access to trails or areas used for outdoor recreation. Ann P. suggested providing a map to the Borough showing trails that we would like protected. Irene L. offered to get maps and it was agreed for the group to offer one to the Borough complete with dedicated and proposed trail rights of way.

Rick S. initiated a discussion of schools. It was agreed to submit to the Borough a correction of the number of pupils at the Moose Pass School.

Rick S. was selected to write a letter of response to the Borough's request for input to their plan.

The group then began work on the Moose Pass Plan. Mark S. read his suggestion for water quality and sewage in Moose Pass. He suggested using an overhead projector for meetings where this information will be presented to the public for approval. Both ideas were well received by the group. It was agreed that DEC standards for septic systems and water quality should be considered minimum standards for Moose Pass.

Mark S. read his statement on economic development which was accepted.

Irene L. read her statement on land conveyance. It was agreed that she would collect the exact number of acres involved in each detail before submitting her final summary on the subject. General agreement was to request Borough input on land conveyance especially, because of its controversial nature.

Statements regarding tourism, toxic and hazardous substances, the Ball Diamond, the beetle infestation and schools were read and were accepted for the rough draft. The rough draft will be worked on at the next meeting.

The meeting adjourned at 2120 hours.

Moose Pass Advisory Planning Commission

December 1, 1992 the meeting began with general complaints about the monsoon weather and with looking at area maps to be perused. Present were Ann P., Mark S., Rick S., Jeff E. and Ellen O'B.

The mechanics of the Community Plan vote were discussed. Counting will be done by at least three members at the close of voting day. Jeff, Ann and Mark agreed to be present then. Ellen agreed to provide a box for the collection of ballots. The Community Hall will be manned by the members throughout Dec. 15th in shifts starting at 1000 hrs until 2000 hrs. Ellen agreed to submit an announcement to the Phoenix Log regarding the up coming vote.

Further discussion about continued work on land use planning led to an agreement to have a community meeting in January or early next year for more community input and/or to send out another questionnaire. We also discussed having someone from the Kenai Peninsula Borough Planning Dept. join us in Jan. for guidance on ways to proceed. It was agreed that we should offer three to five land use options covering a range of pro and anti development views. Jeff agreed to provide cardboard backing and to set up maps. The milar will be applied at the next meeting and options will be explored. A community vote was seen as a necessary step for both the written and map sections of the plan.

The meeting adjourned at 2115 hrs.

Moose Pass Advisory Planning Commission

Minutes for 5 January 1993

Moose Pass Community Hall

1905 hrs.

Present were Ann Painter, Mark Staubel, Jeff Estes, Rick Smeriglio, and Ellen O'Brien. Also present were Red Smith and Larry Smith who had requested to make a presentation to our group,

Results of the vote on the plan were announced and the Moose Pass Plan was accepted. Rick agreed to send a letter to the Borough to inform them of our acceptance of the plan. A photocopy of the Moose Pass water wheel logo will be sent with the letter with a request to have it displayed on the cover. After discussion of the inaccuracy of the Borough mailings to area residents it was agreed to send a corrected list for future mailings to the Borough.

A letter sent to the MPAPC but meant for the "Moose Pass Chamber of Commerce" from the U.S.D.A. Forest Service, Chugach National Forest regarded grant proposals. It was decided that Jeff would deliver it to Jack Taylor and the Sportsman's Club.

The group discussed combining the next Sportsman's Club meeting with a presentation Ed Martin from the Borough Planning Dept. would like to make regarding logging in the Moose Pass area,

At 1930 hrs Terry and Steve Brady of Husky Forest Products arrived to assist the Smith's in their presentation.

A presentation was given by Red Smith regarding logging in the Moose Pass area and a proposed plywood plant at Crown Point, He expressed a desire to create jobs and gave a figure of eventually 400 jobs at this "major timber processing mill".

Terry Brady displayed samples of planned products of laminated lumber, plywood and edge glued panels. They explained that 40 to 80 acres would be needed for siting the plant not including support industries.

At 2100 hrs the presentation and questioning were completed. MPAPC members discussed how to use and disseminate the information presented The group decided that the meeting with Ed Martin might take too long to be combined with the Sportsman's Club meeting. Rick agreed to contact Ed Martin to set up a time convenient with him,

2130 hrs meeting adjourned.