



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

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## MEMORANDUM

DATE: February 23, 2009

TO: Lazy Mt. Community Council Board Members  
Lazy Mt. SPUD planning team applicants

THRU: Mark Mayo, Director of Planning and Land Use *MM*

FROM: Eileen Probasco, Chief of Planning *E.P.*

SUBJECT: Status of Lazy Mt. SpUD process

Good afternoon. This memo is in response to your inquiry about the status of the Lazy Mt. Special Land Use District (SpUD).

As you may know, the borough planning division is restructuring our Title 17, Zoning. This first phase of this project consists of clearing up inconsistencies in the current code, which will add sections on signs, lighting, parking, and waterbody setback provisions, and relocate natural resource regulations into Title 28 – Natural Resources. It will also set the stage for a more comprehensive overall look at incorporating other tools into the code to address things such as towers and tall structures (pending approval of the Towers Plan, currently underway), Conservation Subdivision design, transit oriented development, mixed use development, agriculture, trails, erosion prone areas, and overlay districts such as those used for addressing airports and air strips. During the second phase of the project new borough wide districts will be created which will provide for more efficient and effective ways to manage the transportation and development challenges currently facing the borough. Upon completion of this project, planning staff will then be able to work more efficiently with individual communities to create individual plans, and establish boundaries in their area utilizing the new zoning districts.

At the assembly retreat held on January 17, assembly members reconfirmed that the update and restructuring of the Title 17 Zoning should be top priority for the planning division, and should be completed prior to beginning any new comprehensive plans and SpUDS. As a result, we will not be assembling the Lazy Mountain SpUD planning team at this time. Our estimated time for completion of the new districts will be approximately 12 to 16 months, at which time we will revisit your request. To view the status of our zoning code update, go to [www.matsugov.us](http://www.matsugov.us) select Projects, then select Zoning Code Update. If you have further questions please feel free to call me.

Thanks for your commitment to community planning efforts.