

HB

306

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FISCAL NOTE

STATE OF ALASKA
2006 LEGISLATIVE SESSION

Fiscal Note Number: 1
Bill Version: CSHB 306(RES)
(h) Publish Date: 4/21/06

Revision Date/Time (Note if correction): _____ Dept. Affected: Natural Resources
Title: Convey Hatcher Pass to Mat-Su Borough RDU: Resource Development
Sponsor: Rep. Stoltze Component: Title Acquisition and Defense
Requester: (H) RES Component No.: 2459

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Personal Services	0.0	0.0	0.0	0.0	0.0	0.0
Travel						
Contractual						
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL EXPENDITURES						
CHANGE IN REVENUES ()						

FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF	0.0	0.0	0.0	0.0	0.0	0.0
1005 GF/Program Receipts						
1007 GF/Mental Health						
Other (Specify Type--Do not abbreviate)						
TOTAL						

Estimate of any current year (FY2006) cost: 0.0
Mark this box (X) if funding for this bill is included in the Governor's FY 2007 budget proposal:

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)
This legislation allows DNR to convey title to approximately 200 acres within the Hatcher Pass Public Use Area to the Matanuska-Susitna Borough under the Municipal land entitlements statute (AS 29 65)

There is no anticipated significant fiscal impact associated with the implementation of this proposed legislation. DNR will use existing municipal entitlement and land planning staff to process the Borough's request for transfer of the parcel.

Prepared by: Dick Mellus, Acting Director Phone: 907-269-8625
Division: Mining, Land & Water Date/Time: 4/17/2006
Approved by: Michael L. Menge Date: 4/17/2006
Agency: Natural Resources

ALASKA STATE LEGISLATURE

Vice Chair:
House Finance Committee

Chair:
House Finance Subcommittees for:
Department of Public Safety
Department of Law



Session:
Alaska State Capitol
Juneau, AK 99801-1182
Phone: (907) 465-4958
Fax: (907) 465-4928

Interim:
PO Box 464
Chugiak, AK 99567

BILL STOLTZE STATE REPRESENTATIVE

Representative_Bill_Stoltze@legis.state.ak.us

House Bill 306 (RES)

Convey Hatcher Pass to Mat-Su Borough

"An act making certain land available for selection by the Matanuska-Susitna Borough."

The Matanuska-Susitna Borough has been working with the Department of Natural Resources to convey land ownership of Borough and State lands. One particular piece of land is located within the Hatcher Pass Public Use Area. This parcel is on the southern boundary of the public use area, and is actually outside of the real natural entrance to the area. In order to convey this land, its public use designation must first be removed.

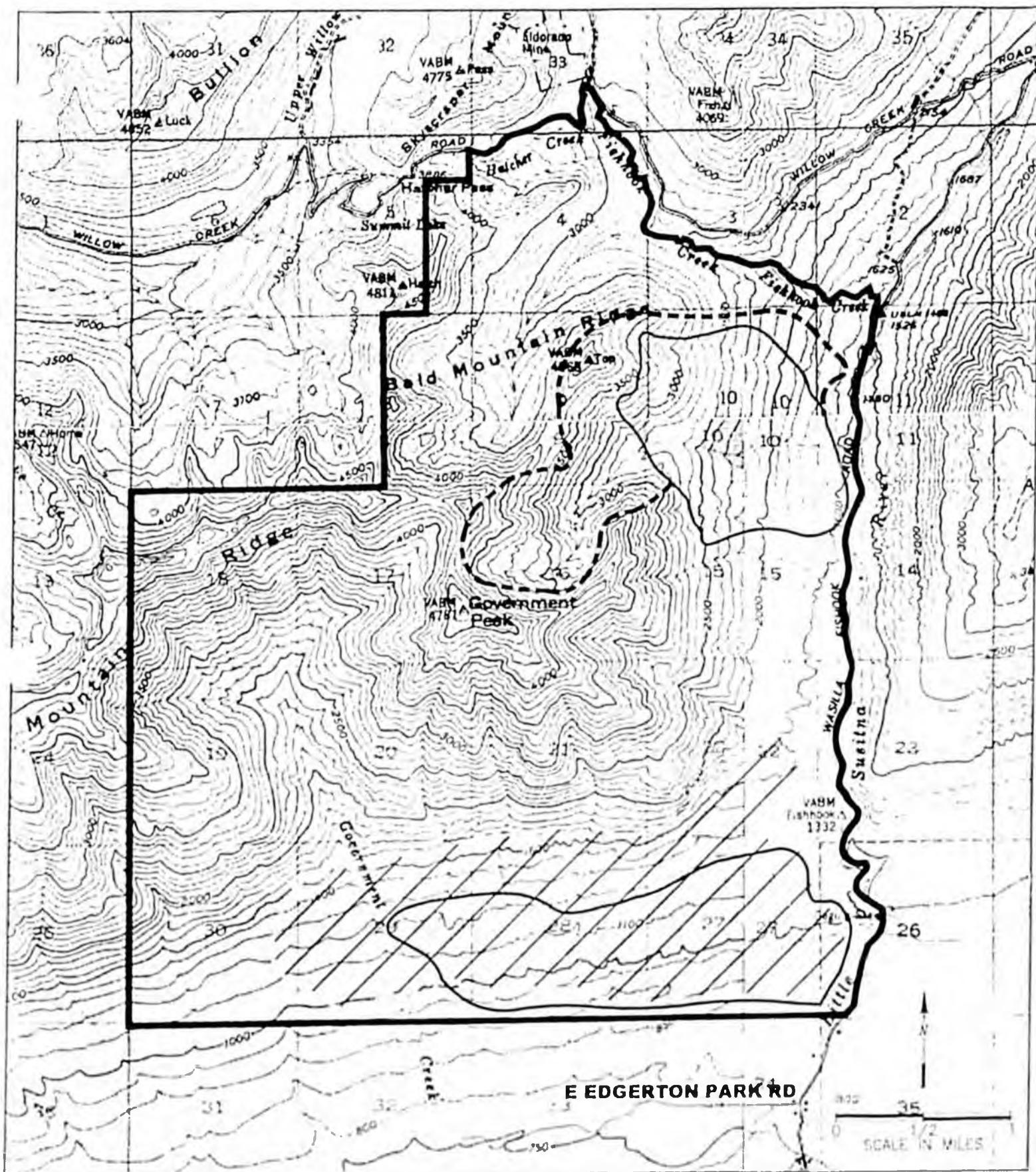
The provisions of HB 306 will make the acreage on the southern border of the Hatcher Pass Public Use Area available to the Matanuska-Susitna Borough.

- The Matanuska-Susitna Borough may only select the acreage described in the legislation.
- The acreage of land must have been selected on or before January 1, 2007, or it will remain in the Hatcher Pass Public Use Area unless otherwise specified by law.
- Any of the land selected shall remain available for conveyance until all administrative and judicial appeals have been exhausted.
- Qualified voters in the Matanuska-Susitna Borough must approve the conveyance of the land.
- Establishes a 600-foot setback from the ordinary high water of the Little Susitna River.

I ask for your consideration and support of HB 306.

DISTRICT 16

BIRCHWOOD • BUTTE • CHUGIAK • EKLUTNA • FAIRVIEW LOOP
KNIK RIVER ROAD • LAZY MOUNTAIN • PALMER • PETERS CREEK



COMMUNITY DEVELOPMENT/LMD - April 14, 2006

- Future alpine expansion (600 acres)
- Alpine ski area (700 acres)
- Special Land Use District Boundary

- Residential development area (1100 acres)
- /// Area of nordic ski trail, recreation trail & equestrian trail system (1400 acres)





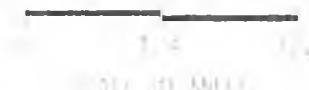
Community Development/MD 2 11 1988



Formerly Owned



Community Development Areas



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES

DIVISION OF MINING, LAND & WATER
OFFICE OF THE DIRECTOR

FRANK H. MURKOWSKI, GOVERNOR

550 WEST 7TH AVENUE, SUITE 1070
ANCHORAGE, ALASKA 99501-3576
PHONE: (907) 269-8600
FAX: (907) 269-8904

May 23, 2005

The Honorable Bill Stoltze
600 E. Railroad Ave.
Wasilla, AK 99654

RE: HB 306

Dear Representative Stoltze:

The Department of Natural Resources supports this legislation that would authorize the conveyance of 200 acres of land to the Matanuska-Susitna Borough. The land that would be conveyed under this legislation is located at the southern boundary of the Hatcher Pass Public Use Area and below a canyon which is the real natural entrance to the area. The area identified for conveyance is described in the Hatcher Pass Management Plan, as Amended (1989), for possible development as a village (community center) with residential areas, multiple use trails and other recreational opportunities.

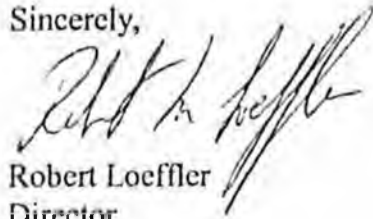
Since the Matanuska-Susitna Borough has taken over efforts to develop this area, they have been successful in obtaining funds for development and are actively working with private industry to turn this area into a multiple-use recreational and residential area. In order to better facilitate this, we feel it is important to support conveyance of this land to them. In addition, the area adjoins approximately 3,000 acres of land that has already been conveyed to them for similar purposes.

The Borough and the state are presently involved in an exchange process that will return over 14,000 acres of current Borough owned land that has been designated by the legislature for other uses. These areas are in areas such as the Willow Creek State Recreation Area, numerous state game refuges, and land within recreational river corridors. These are all areas very important for the recreational and habitat protection needs of the state. The land the Borough will be getting in this exchange are from other areas that will not have development restrictions, or if restrictions exist, are not as limiting as those currently owned by the Borough within the legislative designated areas.

By removing the public use designation from this small area within the Hatcher Pass Public Use Area and authorizing us to convey this land to the Borough, the exchange process will be allowed to be completed, important land that deserves and should be protected will be under state ownership and management, and land suitable for development will be made available to the Borough.

We strongly support passage of HB 306 which will approve the conveyance of a small portion of the existing Hatcher Pass Public Use area to the Matanuska-Susitna Borough.

Sincerely,



Robert Loeffler
Director

cc: Senator Green
Senator Huggins
Representative Gatto
Representative Kohring
Representative Neuman
John Duffy, Borough Manager

*Deleted
Sec. 1
4-27-06
Amended*

CS FOR HOUSE BILL NO. 306(RES)
IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-FOURTH LEGISLATURE - SECOND SESSION

BY THE HOUSE RESOURCES COMMITTEE

Offered: 4/21/06
Referred: Finance

Sponsor(s): REPRESENTATIVE STOLTZE

A BILL

FOR AN ACT ENTITLED

1 "An Act making certain land available for selection by the Matanuska-Susitna
2 Borough."

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

4 * Section 1. The uncodified law of the State of Alaska is amended by adding a new section
5 to read:

6 FINDINGS OF FACT. The legislature finds that making the lands specified in sec.
7 2(b) of this Act available to the Matanuska-Susitna Borough for selection and conveyance
8 under AS 29.65 is consistent with the testimony and position of the Department of Natural
9 Resources at the time the Hatcher Pass Public Use Area was created. Furthermore, the
10 selection is consistent and compatible with the Hatcher Pass Management Plan, as amended.

11 * Sec. 2. The uncodified law of the State of Alaska is amended by adding a new section to
12 read:

13 AVAILABILITY OF HATCHER PASS PUBLIC USE AREA LAND FOR
14 SELECTION AND CONVEYANCE TO THE MATANUSKA-SUSITNA BOROUGH. (a)

1 Notwithstanding the reservation of land, designation of the reserved land as the Hatcher Pass
 2 Public Use Area, and assignment of control and management of the land to the Department of
 3 Natural Resources made by AS 41.23.130, the land in (b) of this section, intended to
 4 accommodate alpine, Nordic, and resort development, is available to the Matanuska-Susitna
 5 Borough for selection and conveyance under AS 29.65 or AS 38.05.810, and subject to
 6 AS 38.05.035 and 38.05.945.

7 (b) Subject to authorization by a majority of the qualified voters in the borough voting
 8 on the question at a general or special election, the Matanuska-Susitna Borough may select
 9 the following land within Township 19 North, Range 1 East, Seward Meridian, that is part of
 10 the Hatcher Pass Public Use Area:

11 Section 26: W1/2SW1/4 west of the line of ordinary high water of the Little
 12 Susitna River; and

13 Section 27: E1/2E1/2

14 Totaling 200 acres more or less.

15 (c) Land described in (b) of this section that

16 (1) has not been selected by the Matanuska-Susitna Borough before January 1,
 17 2007, shall remain in the Hatcher Pass Public Use Area;

18 (2) is selected by the Matanuska-Susitna Borough but not conveyed by the
 19 Department of Natural Resources shall remain available for conveyance to the Matanuska-
 20 Susitna Borough until all administrative and judicial appeals regarding the failure to convey
 21 the selected land have been exhausted; and

22 (3) is not ultimately conveyed to the Matanuska-Susitna Borough following
 23 the exhaustion of all administrative and judicial appeals shall remain in the Hatcher Pass
 24 Public Use Area unless otherwise specified by law.

25 (d) That portion of the land selected under (b) of this section that lies within 600 feet
 26 of the line of ordinary high water of the Little Susitna River may not be developed or
 27 improved, except for trails, and may not be transferred from public ownership.

28 (e) The commissioner of natural resources shall promptly notify the revisor of statutes
 29 of the conveyance made by the Department of Natural Resources to the Matanuska-Susitna
 30 Borough of land described in (b) of this section.



MATANUSKA-SUSITNA BOROUGH

Borough Manager's Office

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9689 • Fax (907) 745-9669

jduffv@matsugov.us

January 28, 2006

The Honorable Bill Stoltze
State Representative
State of Alaska
State Capitol Building
Juneau, Alaska 99801

Dear Representative Stoltze:

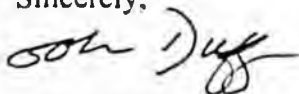
Thank you again for introducing HB306 the legislation regarding the land transfer to the Matanuska-Susitna Borough within the Hatcher Pass area. This land transfer will allow for the development of a community based Nordic ski facility as well as commercial and residential development. The project will have long term positive impacts by creating local employment and business opportunities as well as providing our youth with a place to recreate. Indeed, a recently completed economic impact assessment of the project has found that the project will create 1,350 long-term construction jobs and between 185 to 490 long term jobs when in operation. Our local school district has indicated that the project will be ideal for hosting training and regional and statewide competitive events. The recreation and tourism related benefits are immeasurable.

To recap, the land transfer and removal of the Public Use Area designation for approximately 200 acres of land is necessary in order to provide sufficient lands for the proposed Olympic class Nordic and Biathlon ski trail system, multiple purpose trails, and residential development. The Borough and State of Alaska, Department of Natural Resources previously co-authored development management guidelines to protect the environment and uses of the area while maximizing the development and recreational potential of these lands. These guidelines are found within the Hatcher Pass Management Plan, as amended. Moreover the Borough, working with local citizens and developer, has developed a Special Use District which will further guide development of the project. Thus, more than adequate land use and development protections will be available to properly manage this important asset.

As reported by the media, a small part of the lands, about twenty acres, are no longer needed for the proposed commercial village as the hotel, lodge and ancillary commercial development will be relocated to the middle of the project area and away from the Little Susitna River. The twenty acres however, are still required to provide access to the development and to properly manage the entire development area and the recreational trails that may be developed on the property.

The Hatcher Pass ski area project has been a goal of the Borough and State of Alaska for over twenty years and is now very close to fruition. I have attached our Assembly's resolution that identifies this project as one of the Borough's top priorities. Your leadership in sponsoring the HB306 and working to obtain its passage is a critical element in the ultimate success of the project and is greatly appreciated. Thank you for your support. Please do not hesitate to contact me at 907-7435-9689 if you require any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Duffy".

John Duffy
Borough Manager

cc: Senator Huggins

Attachments: Assembly Resolution
Project Map



This legislation would make approximately 200 acres available to the Mat-Su Borough in the Hatcher Pass Public Use Area. The Mat-Su Borough, in concert with the private sector, is developing a portion of the area into a regional Alpine and Nordic ski area along with housing and commercial development.

Transfer of this land to the Borough is consistent with the purposes of the Municipal Land Act (AS 29.65) which provides for the transfer of land to municipalities to encourage economic growth and self-sufficiency. Because the land is located within a legislatively created Public Use Area, approval by the legislature is necessary.

Background

The Hatcher Pass Public Use Area was established by the Alaska Legislature in 1986. In its entirety it totals about 5,200 acres. The area was established to: 1) provide for public recreation activities; 2) protect and enhance the fishery and wildlife resources, including fishing, grazing, hunting, and trapping; and, 2) protect the water quality and scenic resources with the area.

What the public use area did not allow was "disposal" of the land. Even a conveyance to a municipal government for a public purpose or to foster economic development is considered to be a disposal.

In 1989 the Hatcher Pass Management Plan was amended to provide for the development of the Government Peak sub-unit of Hatcher Pass into a ski resort along with residential and some commercial development. While allowing development, rules were put in place to protect the values of the area.

Since the Public Use Area was created and the Management Plan adopted much has happened. The state, through the Department of Natural Resources, has turned over development of the ski area project to the Borough, the Borough has assumed management and ownership of the lease for the area, and the Borough has obtained ownership of land outside of the Public Use Area that will support the development of area with numerous recreational opportunities along with some residential and commercial activities.

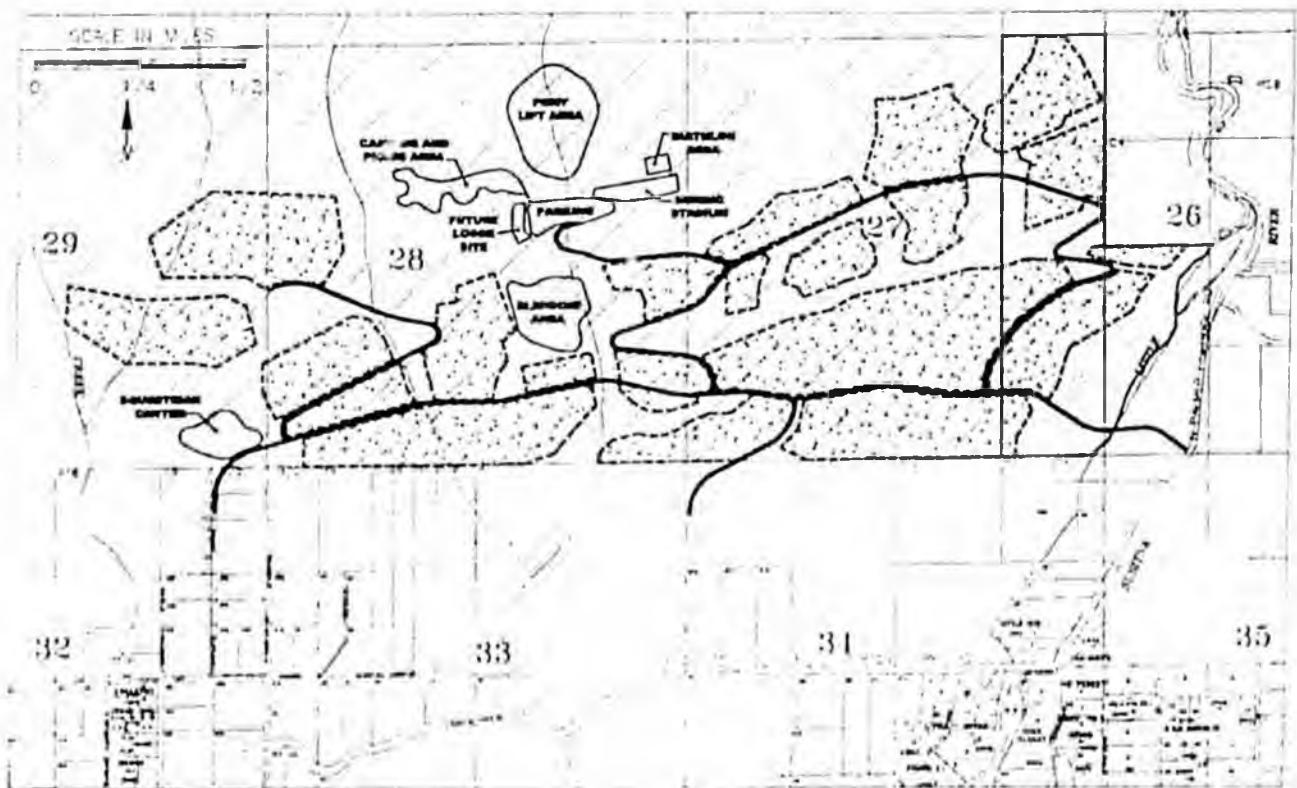
The Borough continues to take steps to ensure that the Hatcher Pass area is developed at a level of quality, taking fullest advantage of the area's unique attributes, including diverse recreation opportunities, taking advantage of the areas spectacular setting, great views, quality land and proximity to two of Southcentral Alaska's population centers. This commitment began with the Borough fully endorsing the Hatcher Pass Management Plan in 1989, and continues today as we complete the final stages of adopting a Special Land Use District (zoning) for the entire development and recreation area. Obtaining this final 200 acres of land is one of the last key pieces for turning this project into reality.

Request

The Borough is requesting that the legislature authorize a conveyance of 200 acres of land to the Borough at the southern end of the existing Public Use Area by adopting HB 306. We have consistently stated, and the proposed legislation clearly states, that the transfer of this land to the Borough shall be subject to Hatcher Pass Management Plan. This includes some development restrictions, as well as water body and wetland buffers that will ensure that water quality and quantity is maintained in the Little Susitna watershed.

This request is wholly consistent with the public record when representatives of the Department of Natural Resources testified before the legislature that development was envisioned to occur in the area when the Hatcher Pass Public Use Area was created. The Hatcher Pass Management Plan was amended, specifically to deal with the proposed development of the ski area in the 1980's and the lease area, when originally issued by DNR, included the area covered by this legislation.

The Borough now owns 3,000 acres immediately adjacent to the land involved with this legislation and approximately 150 acres at the base of Government Peak where the Alpine ski area base facilities will be located. Once you cross the Little Susitna River from the Hatcher Pass Road this parcel will be the gateway or entrance to the South Side development and recreation area. This legislation will consolidate land ownership with the Borough instead of having a small piece of the development area also owned by the state and is a key component to the Borough for the development and management of the area.



Matanuska-Susitna Borough
Community Development/LMD 4-14-2006

Borough Owned

Commercial/Residential
Development Areas

HB 306

Amended: 12/06/05
Adopted: 12/06/05
Motion to Amend Previously Adopted Passed: 12/15/05
Amended: 12/15/05
Adopted: 12/15/05

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 05-151(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING STATE LEGISLATIVE PRIORITIES FOR THE MATANUSKA-SUSITNA BOROUGH FOR THE YEAR 2006.

WHEREAS, the 24th session of the Alaska State Legislature will reconvene in January 2006; and

WHEREAS, the Matanuska-Susitna Borough remains the fastest growing community in the State of Alaska and is predicted to maintain above average growth rates for the next decade; and

WHEREAS, to meet the needs of the Borough's growing population, to help diversify the local economy, and to develop an efficient and effective transportation and educational system the Assembly has determined the State legislative priorities for the year 2006.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby sets the following State legislative operating budget priorities to provide property tax relief for the residents of the Matanuska-Susitna Borough:

1. Property tax relief in the form of municipal assistance/revenue sharing/community dividends
2. Full funding of mandated Senior Citizen and Disabled Veterans tax exemption programs

3. Foundation funding - minimum base student allocation of \$5,347
4. Full funding of the Teachers and Public Employee Retirement System shortfall
5. Full funding of pupil transportation assistance
6. Increased funding of the Alaska State Department of Transportation and Public Facilities operations and maintenance budget

BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly hereby sets the following capital project State legislative priorities for the Matanuska-Susitna Borough for the year 2006:

1. Emergency full funding for roof replacement and major renovation of Su-Valley High School
2. Hatcher Pass road and infrastructure improvements
3. Restoration of the \$50 million to the Statewide Transportation Improvement Program (STIP) for projects within the Borough
4. Matanuska River erosion management
5. Funding for construction of portables in the amount of \$2.6 million

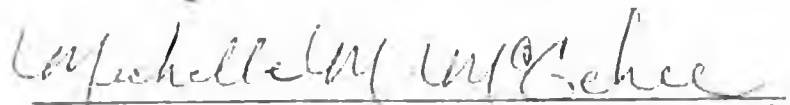
BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly hereby sets the following additional State legislative priorities for the Matanuska-Susitna Borough for the year 2006:

1. Re-Authorization of the School Construction Debt Reimbursement program
2. Hatcher Pass land transfer
3. Expansion of correctional facilities within the Borough
4. Increased response to community threats posed by Meth labs
5. Expansion of residential treatment centers within the Borough

ADOPTED by the Matanuska-Susitna Borough Assembly this 6 day of December, 2005.


TIMOTHY J. ANDERSON, Borough Mayor

ATTEST:


MICHELLE M. MCGEHEE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Woods, Allen, Colberg, Kvalheim, Bettine, Colver, and Vehrs

AMEND PREVIOUSLY ADOPTED PASSED UNANIMOUSLY DECEMBER 15, 2005:
Woods, Allen, Kvalheim, Bettine, Colver, and Vehrs



J.L. PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & INVESTMENTS

January 10, 2006

Via Hand Delivery

Mr. John Duff
Borough Manager
Marianuska-Susitna Borough
350 East Dahlia Ave.
Palmer, Alaska 99645

Dear John:

Over the last several months we have received a great deal of public comment and reaction to our proposed development of the Hatcher Pass Recreational Community. In general, much of the response has been supportive. The one component of the Plan which has generated the largest negative concern has been our proposed development of a commercial "Village" area in the vicinity of the Little Su River entrance. Ironically, we note that the commercial village was, in our assessment, the most marginal economic component of the Plan. In fact, our economic models show no net revenue derived from the initial investment in the commercial area, nor any revenue attributable to downstream land sales.

While we believe the Village site could be developed in an aesthetic and environmentally sensitive fashion, we are also mindful that success of the entire venture requires a broad consensus of public support. Our fear is that opposition to one small component of the aggregate development not distract from the community support for the broader Project.

In light of the foregoing, we propose to modify our Plan as follows:

1. J.L. to reserve an alternative site for the possible development of a Lodge Convention facility. You will note in the attached drawing that we have identified a parcel of approximately 10 acres adjacent to the Hatcher Chalet as a lodge site.
2. MSB to retain fee interest in the area previously designated for the Village site (Specifically, those areas identified as "A" and "B" under your Development Plan.) MSB to agree to maintain current use restrictions on that portion of parcel for a minimum of 10 years. MSB subsequently acts through appropriate public process to allow development within the area. J.L. to have first option to lease or buy property through public process if MSB Project fails.

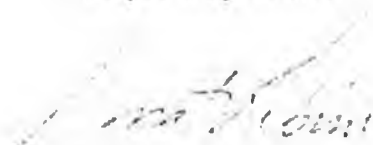
3. JL to revise Project Budget to reallocate former costs of Village development.

We believe this adjustment responds to the public concern regarding development within the Little Star river corridor, while at the same time preserving the opportunity to develop a lodge and regional convention facility.

We understand that only a fraction--perhaps even a small one at that--of the community objected to development of the Village as originally proposed. That said, JL requires a broad consensus of public support to undertake the overall Project, and if we can accommodate public concerns without impeding the economic integrity of our Proposal, we would strongly prefer to do so.

We look forward to your thoughts.

Respectfully Yours,



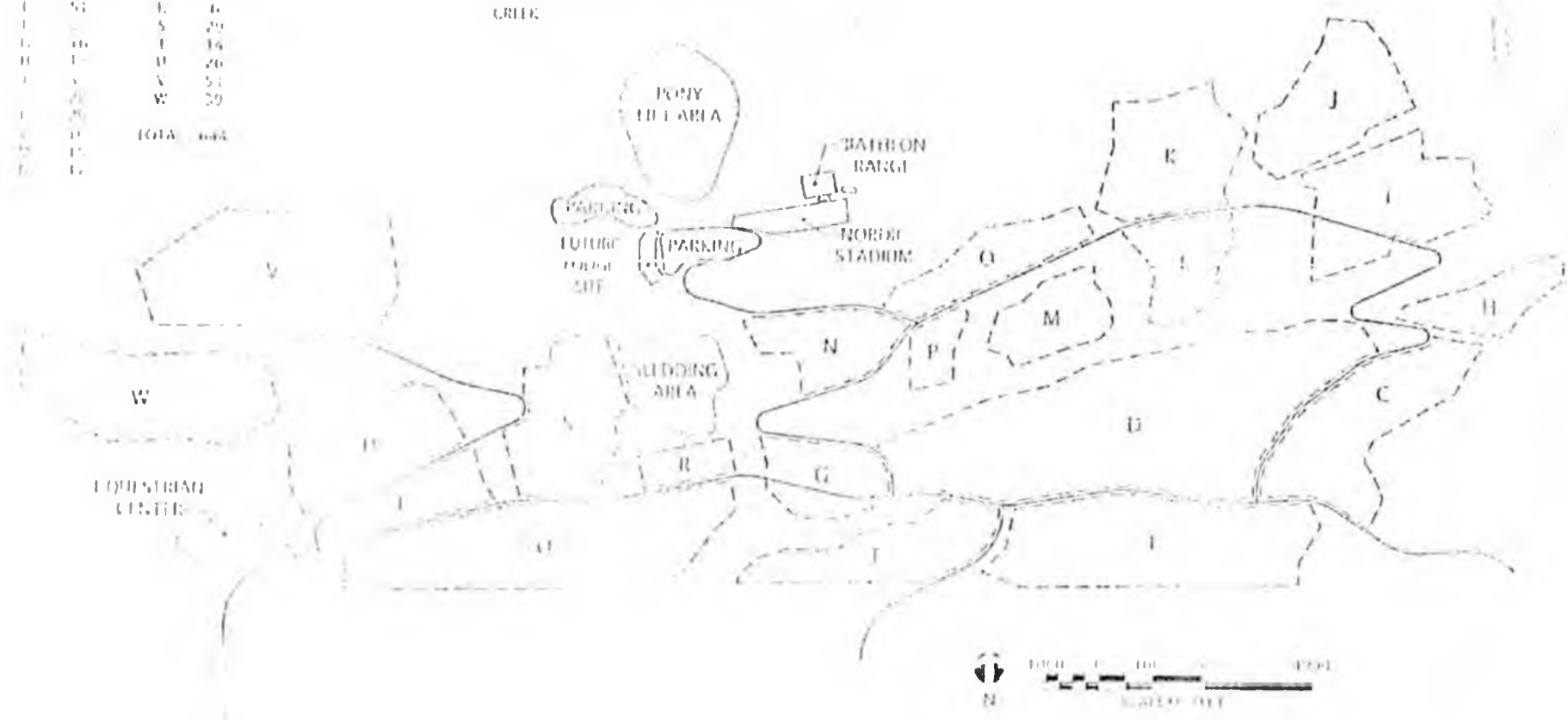
Jonathan B. Rubini
Chief Executive Officer

RR:dl

DEVELOPMENT AREA SUMMARY

AREA	ACRES	AREA	ACRES
C	27	O	17
CC	5	P	8
D	102	Q	56
E	51	R	6
F	2	S	29
G	16	T	14
H	1	U	26
I	5	V	51
J	28	W	29
K	25	TOTAL	668
L	10		
M	1		

- DEVELOPMENT AREA BOUNDARY
- COLLECTOR ROAD
- CREEK (ASSEMBLY CREEK)





Hatcher Pass

Preliminary Development Plan



JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT

April 2005

Project Summary

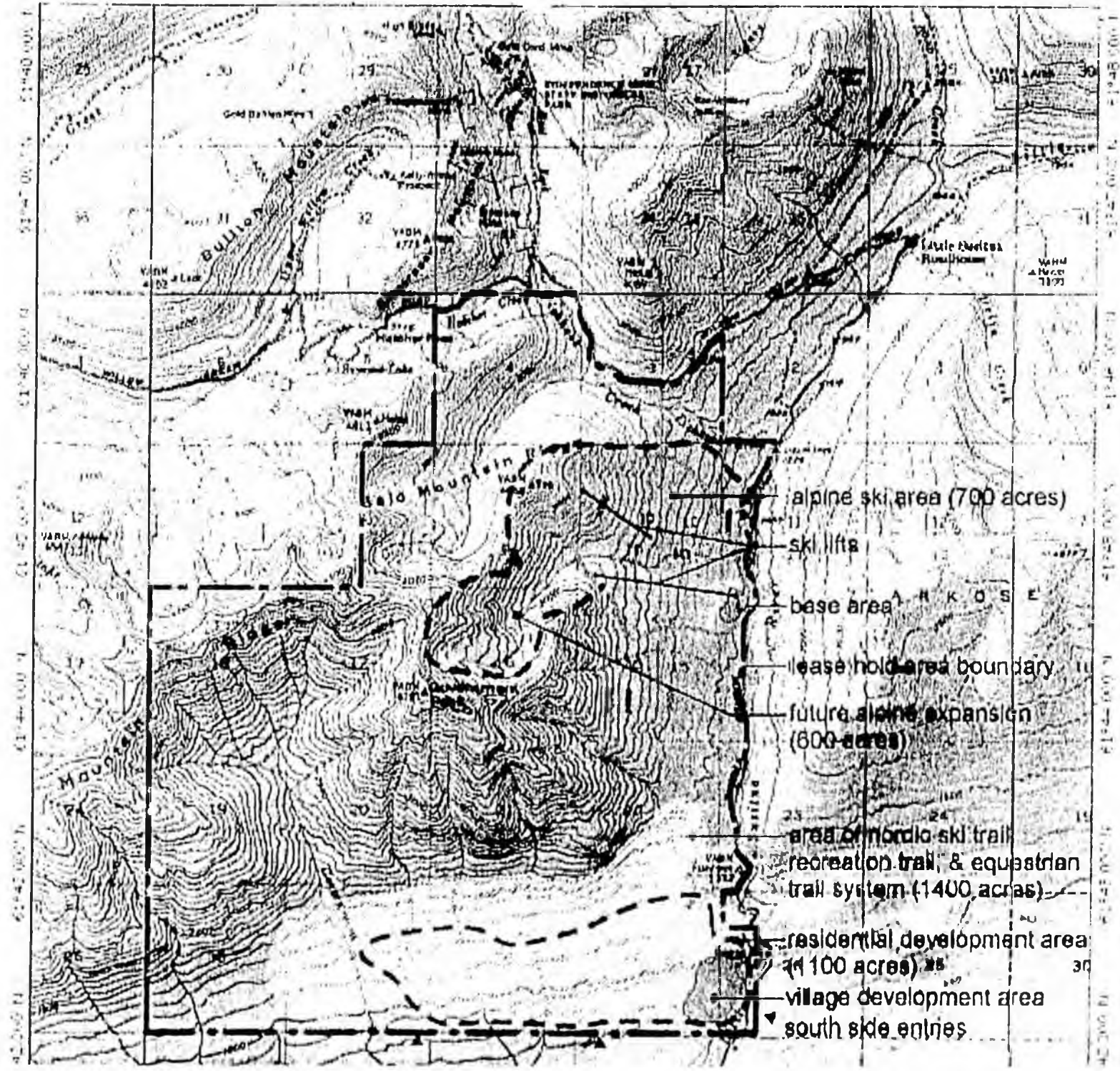
- o Satisfies MSB's goal of providing a regional Alpine ski area and an extensive Nordic Ski system with associated amenities
- o Provides a recreation-based community that will enhance the lifestyle of South central Alaska residents and encourage visitors to the region with a variety of year-round recreational opportunities
- o Developer is committed to strict design standards, sensitive to the stewardship of the area's unique environmental attributes
- o Project leverages MSB lands to maximize recreational and economic benefits
- o Project requires limited financial investment from MSB



Project Scope

Project involves the development of four inter-dependent elements:

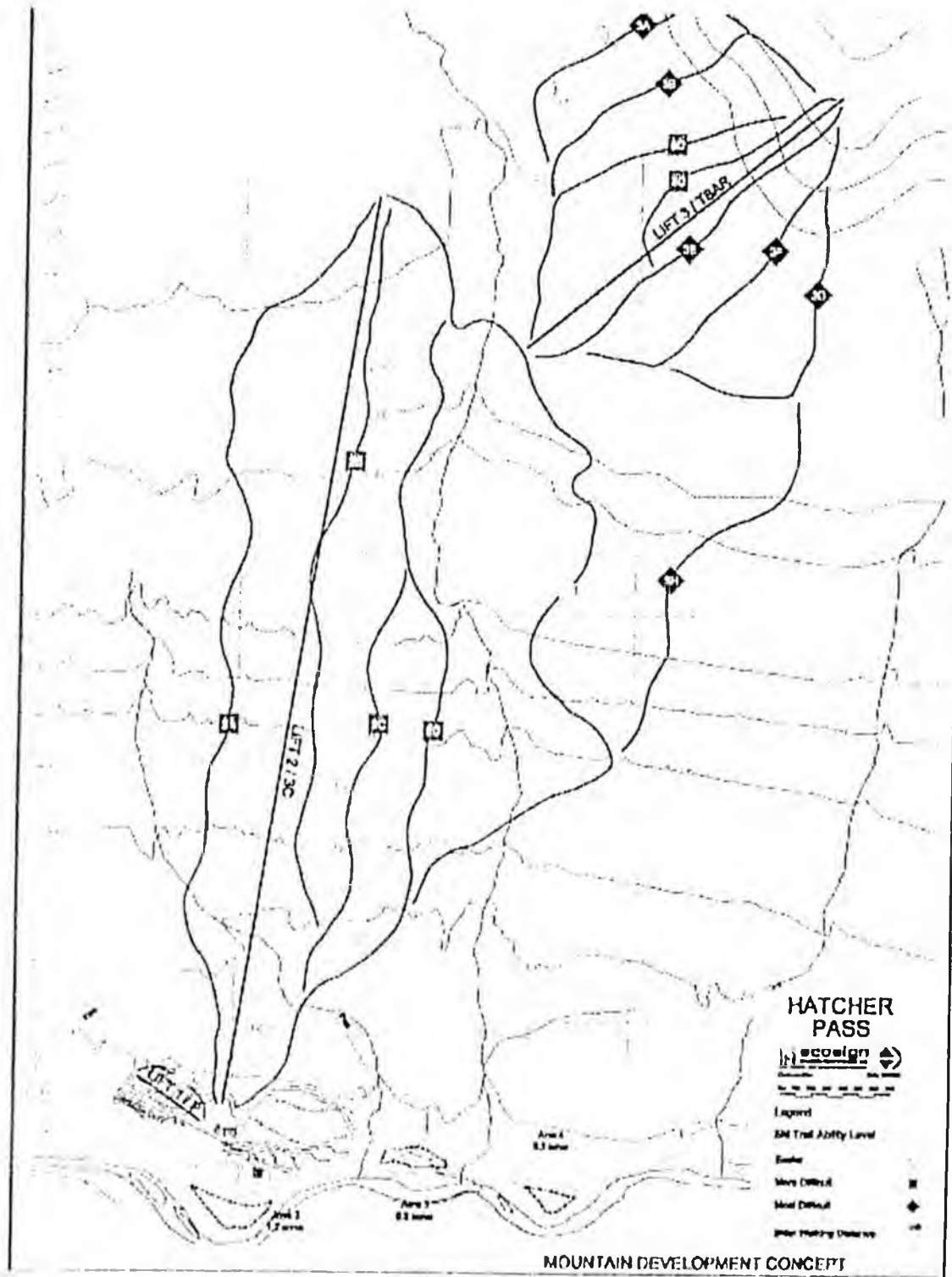




Alpine Ski Area & Visitor Center

- o Designed as a regional ski resort
- o Day lodge/visitor center
- o Detachable high speed quad lift (upgrade from ERA report)
- o T-Bar Lift
- o Platter lift and "Magic Carpet" lift
- o Maintenance building
- o Capacity of 2,300 skiers per day
- o Ski area will rise from 1,500-foot level to 3,500-foot level
- o Phase 1 ski trail balance includes 17.6% beginner, 70.6% intermediate, & 11.8% advanced
- o Snow making and lighting coverage
- o Base parking for approx. 450 cars, with supplemental parking via shuttle bus from Village Area
- o Ability to expand ski terrain in future





Southside Residential Area

- o 450 residential lots ranging from 1-5 acres, lying within development pods separated by large open space areas developed over 25 years
- o Strict design guidelines will ensure an appropriate standard of architecture and landscaping
- o All homes and other buildings will be constructed to blend within the natural environment
- o Nearly all lots will border extensive trail system, connecting residents to natural environment and direct access to unique amenities
- o Southside development plan provides 68% open space overall
- o Primary access across Little Susitna bridge



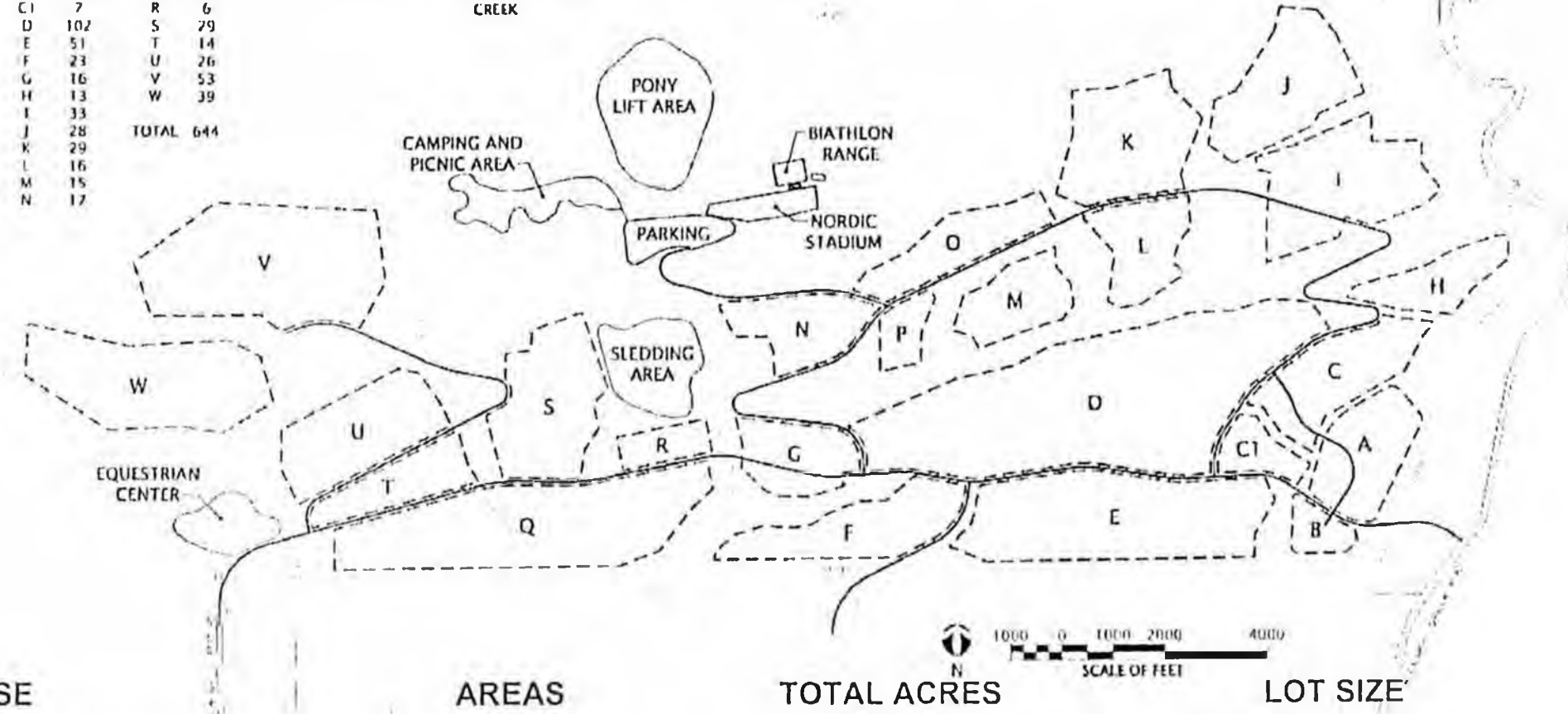
DEVELOPMENT AREA SUMMARY

AREA	ACRES	AREA	ACRES
A	20	O	17
B	5	P	6
C	23	Q	56
C-1	7	R	6
D	102	S	29
E	51	T	14
F	23	U	26
G	16	V	53
H	13	W	39
I	33		
J	28	TOTAL	644
K	29		
L	16		
M	15		
N	17		

LEGEND

- - - - - DEVELOPMENT AREA BOUNDARY
- COLLECTOR ROAD
- ~~~~~ CREEK EASEMENT
- ~~~~~ CREEK

Southside Development Plan



USE	AREAS	TOTAL ACRES	LOT SIZE
Village Center	A,B	25	NA
Multi-Family	C-1	7	6,000 SF
Single Family	C,D,E,F,G,Q,R,S,T	320	40,000 SF
Single Family Large Lot	H,L,M,N,O,P	84	2 Acre
Single Family Estate Lot	I,J,K,V	143	5 Acre
Single Family Equestrian	U,W	65	2 Acre
TOTAL		644	

Nordic Ski Trail System with Stadium & Chalet

Nordic Ski Trail System:

(designed by Olympian Bill Spencer)

- o Extensive trail system for a variety of year-round uses
- o Trails designed to host competitive races at the high school, collegiate, and international levels
- o Design will utilize bypasses and cutoffs creating less demanding loops for recreational use
- o Stadium will provide base for recreational trails and start/finish area for competitive events
- o Nordic Competition Trails
- o Recreational Trails
- o Multi-Use Trails
- o Motorized Trails
- o Hiking Trails
- o Equestrian Center & Trails
- o Sledding Hill



Southside Area Trail System

