

- A flashing light at appropriate intersections.
- An acceleration lane for trucks wherever extensive heavy truck traffic would enter the Glenn Highway.
- Upgrading any sub-standard roads to withstand heavy truck traffic.
- Providing some sort of acoustic buffer between heavy industrial uses including extensive heavy truck traffic and residential areas.
- Limiting heavy industrial uses and extensive heavy truck traffic to certain hours of operation, where it conflicts with existing residential uses and quality of life.
- The Sutton community should be involved in identifying the need for, and scope of, work regarding mine reclamation efforts.
- All mining activities will take efforts to protect land, air, wildlife, and water quality, as well as the community's quality of life.

TOWER STRUCTURES

Other industrial type land uses which have been a concern to Sutton residents include the controversial Sutton to Glennallen Intertie Project. The proposed route for this project was from the Glenn Highway north adjacent to Jonesville Road for 1.3 miles and then east by northeast up the Matanuska River Valley. The height of the proposed project was 55-100 feet. This project would have dramatically altered the pristine appearance of the valley and was heavily opposed by Matanuska Valley residents. The Borough regulates structures in excess of 100 feet. The Borough does not regulate transmission lines, cellular towers or other tower structures less than 100 feet in height. Although the project is not currently progressing and is no longer an imminent threat to the area, continued community concern over the proposal remains. The Special Land Use District regulations for Sutton, MSB 17.27.060, require a conditional use permit for construction of structures over 50 feet in the Sutton area.

Recommendation:

- **Proposals to construct major electrical transmission lines, radio, cellular towers and other manmade structures exceeding 50 feet in height or major electrical transmission lines, radio and cellular towers that are visible from the Glenn Highway or residentially developed areas must undergo a public review and must obtain a conditional use permit prior to construction.**
- **Develop facility standards that protect the land, air, wildlife and water quality of the area.**

- **Protect and enhance viewsheds.**
- **Protect residential neighborhoods and associate property values.**

JUNKYARDS, JUNK, AND TRASH

Junkyards are a land use which can have detrimental effect on an area. The Borough regulates commercial junkyards as conditional uses (MSB 17.27.60) and also regulates noncommercial accumulation of junk and trash that is visible from the public roads or which creates a public nuisance (MSB 8.50). These rules are effective Borough wide. Actually achieving removal of junk and trash violations can be problematic if the property owners refuse to clean the site up. Citations for violation may be issued and other legal action (such as requests for restraining orders and injunctions) may be taken, however the legal process takes months or years for court action.

Extensive storage of junk and trash can create groundwater and surface water contamination problems that threaten residential drinking water supplies and salmon streams. It is the opinion of the planning team that the outdoor storage of large quantities of junk and trash that is unsightly or creates a public nuisance and a public hazard should be regulated whether or not Borough-wide regulations are in place.

Recommendations:

- **Regulate storage of extensive quantities of junk and trash in order to prevent a public nuisance and health and safety problems.**
- **Protect and enhance natural resources including watershed, groundwater supplies and viewsheds.**
- **Protect residential neighborhoods and associate property values by encouraging the removal of junk and trash.**
- **Encourage coordination between the Borough, the National Guard and other entities to choose Sutton as an environmental community project.**
- **Encourage expansion of the free junk car removal program offered by the Borough.**
- **Offer conveniently located dumpsters for trash disposal.**
- **Offer convenient hours of operation for the community dump transfer station.**
- **Encourage low-cost Mat-Su Borough dump fees.**
- **Encourage a community recycling transfer site or service.**