

Turnagain Community Council

Position Statements re: Lake Hood Seaplane Base Master Plan Update

Turnagain Community Council;

- Recommends **no** further expansion or development of facilities or use at the Lake Hood Seaplane Base and gravel strip until the TSAIA and FAA resolve negative impacts to Turnagain area land owners that have existed for years and continue to grow, i.e., Safety Risks from low flying aircraft, Traffic Patterns, Pattern Altitudes and Noise.¹
- Recommends a long-term Management Agreement between TSAIA and the Municipality of Anchorage Parks Department vis-à-vis Spenard Beach Park thus ensuring continued public access, use and enjoyment of this area.²
- Supports continued long-term TSAIA management of the property known as the Lion's Club Picnic Area for public access, use and enjoyment.
- Recommends the LHSB Master Plan Update endorse implementation action T-5, #7 of the West Anchorage District Plan (July 2012). This action amends the Areawide Trails Plan by removing a proposed Turnagain Bog Perimeter Trail on airport property adjacent to the western boundary of the Turnagain neighborhood.³
- Recommends designation of the remaining undeveloped Turnagain Bog wetlands and associated uplands as protected buffer areas, thus retaining high value functions related to water quality, hydrology, aesthetics, ground noise buffering, wildlife habitat and aircraft safety.⁴

¹ *United States v. Causby*, 328 U.S. 256 (1946), remains fundamental to property rights in land. It holds, in part, that "Flights of aircraft over private land which are so low and frequent as to be a direct and immediate interference with the enjoyment and use of the land are as much an appropriation of the use of the land as a more conventional entry upon it."

² "Policy and Procedures Concerning the Use of Airport Revenue; Notice"; Federal Register 64, (16 February 1999), Section VII-D, p. 7721 states, in part, that "Making airport property available at less than fair market rental value for public recreational and other community uses, for the purpose of maintaining positive airport-community relations, can be a legitimate function of an airport proprietor in operating the airport."

³ Municipality of Anchorage, West Anchorage District Plan (July 2012), Table of Implementation Actions, p. 209.

⁴ The Turnagain Bog buffer proved its value mostly recently this past August when a GA plane crashed after losing power just after takeoff from the gravel strip. An online report by the *Alaska Dispatch News* (31 August 2014) noted that of the four people on board, two received minor injuries while the other two were unharmed.

Adopted March 5, 2015