SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO SUBMIT AN APPLICATION TO THE ALASKA DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE OR LEASE STATE-OWNED LAND IN BUTTE, ALASKA, FOR THE DEVELOPMENT AND ONGOING MANAGEMENT OF A NEW TRAILHEAD FACILITY SERVING THE MATANUSKA PEAK AND MCROBERTS CREEK TRAIL.

AGENDA	OF:November	18,	2025
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_	tion:			

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To	Signatures
Originator	X Christian Munar
Division Manager	1 1 / 5 / 2 0 2 5 X Joe Metzger Signed by: Joe Metzger
Department Director	X Jillian Morrissey Signed by: Jillian Morrissey
Finance Director	X Cheyenne Heindel
Borough Attorney	1 1 / 6 / 2 0 2 5 X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	1 1 / 7 / 2 0 2 5 X Michael Brown Signed by: Mike Brown
Borough Clerk	X Brenda J. Henry for Signed by: Brenda Henry

ATTACHMENT(S): Resolution Serial No. 25-117(3 pp)

Public and Charitable Use Purchase of State Land Application (3 pp)

Development Plan for Public and Charitable Use Purchase Application (2 pp)

Environmental Risk Questionnaire Application (3 pp)
Matanuska Peak Trailhead Proposed Land Transfer Map

Matanuska Peak Trailhead Conceptual Lease & Parking Lot Expansion Map (1 pp)

Fiscal Note (1 pp)

SUMMARY STATEMENT: The Community Development Department seeks Assembly approval to submit an application to the Alaska Department of Natural Resources, Division of Mining, Land, and Water, to acquire State-owned land identified as Parcel S18N03E31, or enter into a long-term lease encompassing approximately twelve (12) acres within that parcel in Butte, Alaska, for the development of a new trailhead serving the Matanuska Peak and McRoberts Creek Trail. The proposed action will be pursued under the State's Public and Charitable Use Land Disposal Program in accordance with AS 38.05.810(a)(1), which authorizes conveyance of State land to local governments for public and recreational purposes.

The existing trailhead at the end of Smith Road will be removed when Eklutna, Inc. proceeds with subdivision development. The current facility is undersized and unable to accommodate increasing number of users, resulting in congestion and safety concerns. Establishing a new trailhead will provide adequate parking, improve access, and enable long-term Borough management of the site to better serve residents and recreationists.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.

Page 2 of 2 IM No. 25-257

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

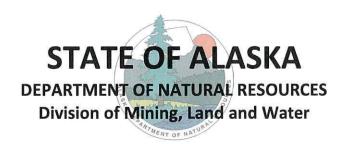
Agenda Date: November 18, 2025

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO SUBMIT AN APPLICATION TO THE ALASKA DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE OR LEASE STATE-OWNED LAND IN BUTTE, ALASKA, FOR THE DEVELOPMENT AND ONGOING MANAGEMENT OF A NEW TRAILHEAD FACILITY SERVING THE MATANUSKA PEAK AND MCROBERTS CREEK TRAIL.

FISCAL ACTION (TO BE CO	MPLETED BY FIN	JANCE)	FISCAL IMPA	ACT YES NO		
AMOUNT REQUESTED TBD			FUNDING SOURCE Land Management			
			PROJECT		8	
TO ACCOUNT:	FROM ACCOUNT# 203.000.000 4xx.xxx		PROJECT #			
			FROJECT#			
VERIFIED BY:		1 1 / 6 / 2 0 2 5				
X Liesel Zant			_			
Signed by: Liesel Zan	***					
EXPENDITURES/REVENUES:		1	nousands of Dollars)			7772000
OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures		*				
Grants, Claims						
Miscellaneous						
TOTAL OPERATING		*				
				<u> </u>	1	1
CAPITAL						
REVENUE		1			<u> </u>	1
					<u> </u>	
UNDING:	<u> </u>	(1	housands of Dollars)	T	T	1
General Fund						
State/Federal Funds						
Other		*				
OSITIONS:		т			<u> </u>	
Full-Time]]				
Part-Time					_	
Temporary	_			_		
ANALYSIS: (Attach a separate page	e if necessary) *Pric		ut should be minima	<u> </u>		
APPROVED BY: X Cheyenne Heindel						

Signed by: Cheyenne Heindel





Land Conveyance Section 550 W. 7th Ave., Suite 640 Anchorage, AK 99501-3576 907-269-8594 dnr.noncompland@alaska.gov

Statewide TTY - 711 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PUBLIC AND CHARITABLE USE PURCHASE OF STATE LAND AS 38.05.810

Date: 11/3/2025	ADL# (assigned by DNR):				
APPLICANT INFORMATION					
Applicant's Name (please print):	Matanuska-Susitna Bo	rough			
	Representative (please print):				
Mailing Address: 350 E Dahli	a Ave				
City: Palmer		State: AK	Zip Code: 99645		
Message Phone:	Work Ph	one: 907-861-7864	Cell Phone:		
Email: Joseph.Metzger@mats	sugov.us		Fax:		
	corporation, a public ut		is it registered <u>and</u> licensed in Alaska <u>and</u>		
If the applicant is a non-profit	corporation, is it tax-exe	mpt under federal law?	☐ Yes ☐ No		
license, a resolution or other and a copy of the non-profit of a licensed public utility or con	document authorizing to orporation's federal tax amon carrier, please att area. APPLICATIONS CA	he individual listed abov k-exempt certification (e tach a copy of the certifi NNOT BE ACCEPTED WI	rofit corporation's State of Alaska business e to represent the non-profit corporation, .g., 501(c)(3) certification). If the applicant is cate of public convenience and necessity THOUT THIS DOCUMENTATION. THE STATE		
Are you currently in default on, or in violation of, any purchase contract, lease, permit, or other authorization issued by the Department of Natural Resources under AS 38.05? Yes No					
Within the past three years, hor lease issued to you by the	100.0		osed or terminated any purchase contract		
PROPERTY INFORMATION					
			division		
Survey# unsurveyed	Recorded plat # _		Recording District		
Meridian: Copper River	Seward Fairbar	nks 🗌 Umiat 🗌 Kate	eel River		

Township(s) $\frac{18}{\Box}$ North \Box South,	Range(s) 3	East West, Sect	ion(s) <u>31</u>	_, Acres
Township(s) □ North □ South,			ion(s)	_, Acres
Borough, municipality, or community:	Matanuska-Sus	sitna Borough (Butte)		
General geographic location (waterbody	, landmark): S	outh of Lazy Mtn, west o	of McRoberts Cre	ek
Are there improvements on the land? If Hydroelectric Station and underground e				ments
Describe the improvements and when the ADL225181, 6-21-1991 State granted Ea	•	private, non-exclusive R	OW permit to bui	ld hydroelectric station
Is the land applied for subject to any exis	sting leases? [🗆 Yes 📕 No, or perm	its 🗌 Yes 🗆 N	No?
PUBLIC AND CHARITABLE USE INFORMA	ATION			
Check the statutory authority below und	ler which you a	re applying. * You can c	only check one sta	atutory authority.
AS 38.05.810(a)(1): sale of state land	d to a state or fe	deral agency or political su	bdivision.	
☐ AS 38.05.810(a)(2) : sale of coal depo	osits to a qualifie	d public utility.		
☐ AS 38.05.810(a)(3): sale of state land operated for the management of a ceme				r society organized and
☐ AS 38.05.810(a)(4): sale of land w association.	ithin a state su	bdivision to a subdivision	n's nonprofit, tax-o	exempt homeowner's
☐ AS 38.05.810(e): sale of state land to	a licensed public	utility or licensed commo	n carrier.	
What is the intended use of the property Recreation Use, mitigate inadequate par	•			
What improvements do you plan to cons New trailhead/parking facility for the Mat subidvision within S17N03E06, resulting	Peak/McRobe	rts Trail. Eklutna Inc is s		
ADDITIONAL REQUIRED INFORMATION				
All additional forms must be completed, applications will not be accepted.	signed by the a	applicant(s), and returne	ed with this appli	cation form. Incomplete
☐ Agreement to Bear Costs				
☐ Applicant Environmental Risk Que	estionnaire			
☐ Development Plan				
In signing this application, the applicant(sthe best of the applicant(street) knowledge. If application fee will not be returned.				
Signature of authorized representative			Date	
Tial				
Title				

NOTICE TO APPLICANT:

* This application will not be considered unless accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED, NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources. The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It merely expresses the desire to purchase a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing land. It is not a claim, nor does it in any way obligate the state to sell land.

For Department Use Only

Application received date stamp

Receipt Type: 8A - Application

- * For applications filed by a municipality under AS 38.05.810, if there is a remaining municipal entitlement under AS 29.65, the municipality may be required to file an application for a municipal entitlement instead, or the land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.
- * AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.



DEPARTMENT OF NATURAL RESOURCES Division of Mining, Land and Water

Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 907-451-2740 nro.lands@alaska.gov Southcentral Region 550 W. 7th Ave, Suite 900C Anchorage, AK 99501-3577 907-269-8503 dnr.pic@alaska.gov Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 907-465-3400 sero@alaska.gov

44/0/0005

Statewide TTY - 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

ADL#	(assigned by DNR)	Date	1025
Applicant (sho	uld match business license) Matanus	ka-Susitna Borough	
	ss 350 E Dahlia Ave		
City/State/Zip	Palmer, AK 99645	Email Joseph.Metzger@matsugov.us	
Primary Phone	(907) 861-7864	Secondary Phone	
		license? Yes No License #	
Type of license	e (partnership, LLC, corporation, etc)?	
Construct a ne trailhead at the inadequate for	e end of Smith Rd will be removed d demand, often leading to parking c	Peak/McRoberts Creek Trail on state land (S18N03E31). To the to future Eklutna Inc. subdivision development and has longestion and conflicts. The new site will be developed to public addition of amenities, such as restroom, as funding permits.	long been provide
with toxic and,		nerate, use, store, transport, dispose of, or otherwise com rocarbons? Yes No. If yes, please list the substance er if necessary.	

ADL #			
Applicant Environmental	Risk Questionnaire Form	(Regions - Rev.	07/25)

each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:
a) Where will the tank be located? n/a
b) What will be stored in the tank?
n/a
c) What will the tank's size be in gallons?
n/a
d) What will the tank be used for? (Commercial or residential purposes?) n/a
e) Will the tank be tested for leaks? ☐ Yes ☐ No
f) Will the tank be equipped with secondary containment? Yes No. If yes, describe:
n/a
g) Will the tank be equipped with leak detection devices? Yes No. If yes, describe:
n/a
Do you know or have any reason to suspect that the site may have been previously contaminated? Yes
If yes, please explain:

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for

I certify that due diligence has been exercised and proper inquiries made in completing this foregoing is true and correct to the best of my knowledge.	s questionnaire, and that the
Applicant Name	
Applicant Signature	Date
Agency, Municipality, or Organization and Position Title (if applicable)	
In submitting this form, the applicant certifies that no changes have been made to the or attached documents provided by the Division.	iginal text of the form or any
AS 38.05.035(a) authorizes the director to decide what information is needed to process state land and resources. This information is made a part of the state public land records information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidence AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality under other state or federal laws. Public information is open to inspection by you or any other person who is the subject of the personal information may challenge its accuracy or com AS 40.25.310, by giving a written description of the challenged information, the changes name and address where the person can be reached. False statements made in an applic punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Demeans to conduct "transactions" (as those terms are used in the Uniform Electronic Tran AS 09.80.195) that relate to this form and that the Department need not retain the original.	and becomes public dentially under AS 43.05.230, AS 45.48, or member of the public. A pleteness under needed to correct it, and a ation for a benefit are epartment to use "electronic" sactions Act, AS 09.80.010-

Land Conveyance Section 550 W. 7th Ave., Suite 640 Anchorage, AK 99501-3576 907-269-8594 dnr.noncompland@alaska.gov

Statewide TTY - 711 for Alaska Relay or 1-800-770-8973

INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN FOR A PUBLIC AND CHARITABLE USE PURCHASE APPLICATION

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information in a development plan is needed to provide a complete review of the application and the proposed use and development.

Insufficient information in the development plan in support of a public and charitable use purchase application or failure to provide a development plan may delay the application's processing.

Guidelines for Preparing a Development Plan. The development plan must include the following:

- 1) Written Project Description: A detailed written description (narrative) of the intended use and level of planned development and an explanation of the sketch or blueline drawing. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
 - a) **Project Description.** Describe the type of activities and development planned for the site; describe and explain the items shown on the sketch or blueline.
 - b) **Legal Description.** Provide a legal description of the parcel, i.e., a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
 - c) Access. Describe the existing and planned access and mode of transportation.
 - d) Building and Other Structures. Describe each planned building or structure.
- 2) Project Maps: A detailed visual representation of the intended use and level of planned development to include the following:
 - a) Maps. A USGS map at a scale of at least 1:63,360 showing the location of the proposed project.
 - b) **Sketch or Blueline Drawing.** A sketch of the planned development drawn to scale to include the following, if applicable to the proposed project:
 - i. Section, Township, and Range lines; North arrow; scale; and legend.
 - ii. All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
 - iii. Location and dimensions of any buildings, and other structures and improvements, appropriately labeled.
 - iv. Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
 - v. Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
 - vi. Location of parking areas and areas for storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above.

DEVELOPMENT PLAN FOR A PUBLIC AND CHARITABLE USE PURCHASE APPLICATION

Date:	ADL # (assigned	by DNR):
Written Project Description (additional pa	ages may be attached if necessary)	
Location: Township 18N, Range 03E, Se	c. 31	
for up to 40 or more vehicles. The site will subdivision development. Work will include	ew trailhead parking facility for the Mat Peak Il be accessed from the future Smith Rd. ext de clearing, grading, and surfacing the area replace the existing Smith Rd trailhead, which	ension following the Eklutna Inc. to create an organized parking
	•	
	plicant hereby attests that the information had the required map(s) and sketch or bluelin	
Cimatum		Date
Signature		Date
AS 38.05.035(a) authorizes the director to process an application for the sale or use		For Department Use Only
information is made a part of the state p		Received date stamp
information under AS 40.25.110 and 40.2	•	
for confidentiality under AS 38.05.035(a) qualifies for confidentiality AS 43.05.230), AS 45.48, or other state or federal laws.	
Public information is open to inspection		

or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

person who is the subject of the personal information may challenge its accuracy