

**SUBJECT:** INFORMING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY OF THE INTENT TO SUBDIVIDE BOROUGH PARCEL TAX ID 17N02W02C003 INTO TWO LOTS FOR THE PURPOSE OF A CONDITIONAL USE PERMIT FOR GRAVEL EXTRACTION AND FOR A LESS THAN FAIR MARKET VALUE SALE OF BOROUGH-OWNED PROPERTY TO THE MEADOW LAKES COMMUNITY COUNCIL FOR THE PURPOSE OF PUBLIC RECREATION.

**AGENDA OF: JUNE 15, 2021**

**Assembly Action:**

*Presented to the Assembly. KBJ 6.15.21*

**MANAGER RECOMMENDATION:** Present to the Assembly for information only.

**APPROVED BY MICHAEL BROWN, BOROUGH MANAGER:**

*UMB*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>EK</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>CB</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Sum 6/1/21 KBJ</i>	

**ATTACHMENT (S):** Fiscal Note: NO  
Location Map (1 pp)

**SUMMARY STATEMENT:** The *160*-acre Borough-owned parcel Tax ID 17N02W02C003 is adjacent to both the QAP gravel pit and the Meadow Lakes Senior Housing and Sports Complex. A subdivision of the property will create an 80-acre lot estimated to contain almost two million cubic yards of sand and gravel, which may be mined over 15-years. The Borough has worked to develop a proposal for a less than fair market value sale of the remaining 40-acres to the Meadow Lakes Community Council.

**DISCUSSION:** The Meadow Lakes Community Council (MLCC) submitted an application to develop trails on Borough-owned parcel Tax ID 17N02W02C003, legally described as the S1/2SW1/4, NW1/4SW1/4 Section 2, Township 17 North, Range 2 West, Seward Meridian, Alaska, containing 120-acres. Subsequent discussion between

Borough staff and MLCC led to an amended request to acquire, at less than fair market value, 40-acres of the Borough parcel as shown on the Location Map attached hereto. The stated intent to acquire the land is an expansion of the public recreation infrastructure already developed on the abutting MLCC-owned property. Both the gravel extraction permit and the less than fair market value sale are contingent upon approval of both actions. One should not proceed without the other.

The Borough land was originally a 180-acre parcel that was subdivided in 2004. From that subdivision, a 40-acre parcel was sold to MLCC for development of a senior center and housing as well as a sports complex. Assembly Ordinance Serial No. 04-167 approved the land sale and classified the remaining 120-acres for Materials and Reserve Use. The intent was to allow for material extraction on the ~~160~~ 160-acres and to develop the property for future public facilities after material extraction was complete. The attached site plan illustrates the newly proposed subdivision.

The southeast 40-acres of the subject Borough parcel abuts the southern boundary of the Meadow Lakes Sports Complex. This 40-acre portion is bisected by Meadow Creek, which crosses the area from the north and exits to the south. The presence of the creek on this portion of the Borough parcel as well as the proximity to the Vienna Woods residential subdivision makes it less desirable for material extraction. Subdivision and sale of this 40-acre portion of the Borough parcel is recommended given its proximity to the existing recreation infrastructure and access through residential development. The Meadow Lakes Community Council has requested the 40-acres be made available for development of equestrian trails, ski trails, a dog park, bike trails, and open space for K-9 search and rescue training. The new trails could be connected to existing trails on the Sports Complex property. The 40-acre parcel would also serve as a buffer between the proposed gravel extraction operation on the west 80-acres and the residential development to the east.

The 80-acres abuts a 200-acre QAP gravel pit to the west and south that has been almost completely mined out.

The 80-acres is estimated to contain approximately 2 million cubic yards of sand and gravel. The potential for rail access to the Anchorage sand and gravel market increases the value of the sand and gravel resources. Additionally, its proximity to the Parks Highway and railroad make it a prime location for supplying gravel products for regional construction projects.

Staff has begun the process of subdivision and once recorded, will seek assembly approval of a less than fair market sale to Meadow Lakes Community Council. The process entails the following:

- Subdivision of 160-acre parent parcel.
- MLCC submits an application to the Land and Resource Management Division to purchase, at less than fair market value, the newly created 40-acre legal lot of record being the SE1/4SW1/4.
- Public Notice Process begins (notices sent to surrounding landowners, posted on Borough website, advertisements in The Frontiersman) in accordance with MSB 23.05.025.
- Staff prepares Best Interest Findings Report and forwards the less than fair market value sale to the Assembly for public hearing and consideration.

Concurrently, staff has submitted an application for a conditional use permit for earth material extraction from the west 80-acres of the parent parcel. The process entails the following:

- Planning Department processes the application.
- Public Notice Process begins (notices sent to surrounding landowners, posted on Borough website, advertisements in the Frontiersman).
- Planning Commission holds a Public Hearing and either grants or denies the permit.

The Meadow Lakes Community Council membership voted overwhelmingly in support of the proposed 40-acre less than fair market value land sale and the material extraction permit on the remaining 80-acres. The proposed land sale to MLCC and permit for gravel extraction are interdependent and will only proceed if both are approved.

# MSB Parcel Tax ID 17N02W02C003 Location Map

0 250 500 Feet



MSB Parcel Tax ID  
17N02W02C003  
**160** acres

80-acre  
Material Extraction Area

Proposed 40-acre  
Less Than Fair Market Value  
Land Sale

MEADOW LAKES SENIOR CENTER  
(6877)

Sports  
Complex

Meadow Creek

VIENNA WOODS

QAP  
Material Extraction Site  
200 acres

ALASKA  
RAILROAD

W PARKS HWY

PVE SUB

BRIDGEWAY

17N-17W