

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING LAND CLASSIFICATION OF RESERVED USE ON BOROUGH-OWNED LAND IDENTIFIED AS TAX PARCEL 18N02E33A015 IS FOR PURPOSE OF CONNECTIVITY AND ACADEMY CHARTER SCHOOL EXPANSION (MSB006553 AND MSB007513).

AGENDA OF: MARCH 3, 2020

ASSEMBLY ACTION:

*Adopted without objection
4-7-20*

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY ^{for} JOHN MOOSEY, BOROUGH MANAGER:

[Signature]

Route To:	Department/Individual	Initials	Remarks
	Originator	NSC	
	Community Development Director	EX	
	Planning and Land Use Director	EP	
	Finance Director	OK	
	Borough Attorney	[Signature]	
	Borough Clerk	<i>[Signature]</i> 2/24/20	

KBS 2-24-20

ATTACHMENT(S): Fiscal Note: YES ___ NO X

Map (1 pp)

Ordinance Serial No. 20-002 (4 pp)

Ordinance Serial No. 20-027 (3 pp)

SUMMARY STATEMENT:

The Matanuska-Susitna Borough Assembly adopted Ordinance Serial No. 20-002 on January 7, 2020, dually classifying the land adjacent to Academy Charter School as Reserved Use and Public Recreation. The intent of the adopted legislation was to ensure Palmer Little League a five-year window to secure funding for an indoor baseball facility within the north 5 acres of the property. The remaining 14.25 acres, classified as Reserved Use, was for connectivity and Academy Charter School expansion.

At the request of Academy Charter School administration and Borough administration, Ordinance 20-027 is to provide confirmation that the remaining acreage is reserved for school expansion and connectivity. The land classification shall run with the land until such time its use is changed by Matanuska-Susitna Borough Assembly ordinance.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly confirmation through adoption of Ordinance Serial No. 20-027 of the dual land classification of Borough-owned land identified as tax parcel 18N02E33A015, said confirmation being: the north 5 acres are classified as Public Recreation for a five-year period for purpose of potential construction and use as an indoor baseball facility sponsored by Palmer Little League, and the remaining 14.25 acres are classified as Reserved Use for connectivity and Academy Charter School expansion.

NON-CODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 12/17/19
Public Hearing: 01/07/20
Adopted: 01/07/20

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 20-002**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING DUAL LAND CLASSIFICATION OF RESERVED USE AND PUBLIC RECREATION LANDS FOR A FIVE-YEAR PERIOD ON BOROUGH-OWNED LAND IDENTIFIED AS TAX PARCEL 18N02E33A015 TO ALLOW PALMER LITTLE LEAGUE TIME AND OPPORTUNITY TO SEEK FUNDING FOR CONSTRUCTION OF AN INDOOR BASEBALL FACILITY (MSB007513).

WHEREAS, MSB 23.05.100 states Borough-owned land shall be classified in accordance with Title 23 to be used as a tool to identify types of land retained for public purpose or facilities; and

WHEREAS, Palmer Little League has submitted an application and request to use Borough-owned land for future purpose of constructing and managing an indoor baseball facility for public use; and

WHEREAS, the subject parcel lies adjacent to Academy Charter School and the Sherrod Baseball/Soccer Field complex; and

WHEREAS, the subject parcel was acquired in 2011 under Matanuska-Susitna Borough Ordinance Serial No. 11-082 for expansion of Academy Charter School and public recreation and connectivity to the existing Sherrod fields; and

WHEREAS, in order to apply for project funding Palmer Little League must show good standing with a selected location; and

WHEREAS, the selected location would encompass approximately 5-acres plus access roads within the north portion of property identified as the E1/2SW1/4NE1/4, Section 33, Township 18 North, Range 2 East, Seward Meridian (MSB Tax Parcel 18N02E33A015); and

WHEREAS, if funding is secured within a five-year timeframe of the land classification approval, Palmer Little League will seek Borough Assembly approval of a long term, less than fair market value lease for the facility; and

WHEREAS, the facility design and access provided on the maps included herein is conceptual in nature and will require further discussion with stakeholders to determine the safest access route and what is in the public's best interest for connectivity; and

WHEREAS, public notice was initiated pursuant to Matanuska-Susitna Borough 23.05.025 and public comments received from the noticing are included in IM No. 20-002; and

WHEREAS, the Matanuska-Susitna Borough Planning Commission adopted Resolution Serial No. 19-24 on November 18, 2019, in support of the dual land classification of Reserved Use Lands and Public Recreation Lands; and

WHEREAS, under MSB 23.05.100, Public Recreation and Reserved Use Lands are those lands which because of location or adjacent development are potentially valuable to the public for recreation

use or have been designated for present or future public use or expansion of existing public use; and

WHEREAS, if Palmer Little League is successful in their funding search and the facility comes to fruition, the public will benefit from much needed additional parking and access for existing recreation fields and for events hosted by the charter school and school district offices.

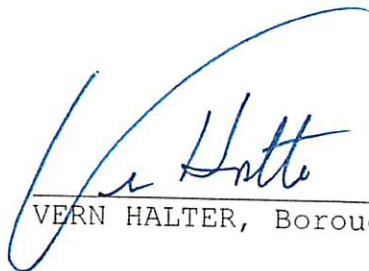
BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Land classification. The Matanuska-Susitna Borough Assembly hereby approves the dual land classification of Reserved Use Lands and Public Recreation Lands for a five-year period on Borough-owned land identified as MSB Tax Parcel 18N02E33A015 to allow Palmer Little League time and opportunity to seek funding for construction of an indoor baseball facility.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this
7 day of January, 2020.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Hale, Nowers, McKee, Mayfield, Sumner, and
Boeve