

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING THE MANAGER TO AQUIRE LAND ON WOLF LAKE FROM THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, DEVELOP AND MANAGE A PARK FOR PUBLIC PURPOSES.

AGENDA OF: April 21, 2026

Assembly Action:

Approved under the consent agenda 04/21/26 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To	Signatures
Originator	4 / 2 / 2 0 2 6 X L i s a G r a y S i g n e d b y : L i s a G r a y
Land & Resource Management Manager	Recoverable Signature X J o e M e t z g e r S i g n e d b y : J o e M e t z g e r
Community Development Department Director	4 / 7 / 2 0 2 6 X J i l l i a n M o r r i s s e y S i g n e d b y : J i l l i a n M o r r i s s e y
Finance Director	Recoverable Signature X C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l
Borough Attorney	4 / 9 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s S i g n e d b y : N i c h o l a s S p i r o p o u l o s
Borough Manager	4 / 1 0 / 2 0 2 6 X M i c h a e l B r o w n S i g n e d b y : M i c h a e l B r o w n
Borough Clerk	4 / 1 0 / 2 0 2 6 X L o n n i e M c K e ... S i g n e d b y : L o n n i e M c K e c h o l e

ATTACHMENT (S) : Vicinity Map (1 pp)

Feasibility Study dated 7-3-25 (6 pp)

Parks, Recreation and Trails Advisory Board

Resolution Serial No. 25-01 (2 pp)

North Lakes Community Council Letter (2 pp)

Resolution Serial No. 26-033 (2 pp)

SUMMARY STATEMENT:

The State of Alaska Department of Natural Resources (DNR) is in the process of subdividing a 22.81-acre parcel on the west side of Wolf Lake, with the intent to offer up to fifteen lots for private sale and development. The Matanuska-Susitna Borough may have the

opportunity to acquire a portion of the property to preserve public access and develop a borough-managed park to be known as **Wolf Lake Park**. In the summer of 2025, DNR provided preliminary subdivision plans for the Wolf Lake property as part of this disposal process.

Public interest in preserving access to Wolf Lake has been significant. While a 66-foot undeveloped public use easement exists on the southwest side of the lake, along with a 50-foot undeveloped section line easement along the southern boundary of the state property, these corridors are limited in size and function. They do not provide adequate space for parking, safe pedestrian access, or basic public amenities. Development of a designated park site would ensure meaningful, orderly, and safe public access to the lake, rather than unmanaged use along narrow easements.

On June 3, 2025, the Assembly directed Administration to explore a potential land transfer with DNR and to provide cost estimates for both capital development and long-term operations. In response, Borough staff presented the **Wolf Lake Feasibility Study** to the Assembly on July 15, 2025. The study estimated a total development cost of **\$252,500** for initial park improvements and confirmed the feasibility of developing and operating the site as a borough park. At that time, the Assembly did not provide further direction.

Community support for preservation of the Wolf Lake parcel as a public park and lake access is strong. The Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board adopted Resolution Serial No. 25-01 in support of maintaining the parcel for public use. The North Lakes Community Council conducted a survey of local property owners, with **93 percent** of respondents expressing support for protecting the parcel as a community park.

Borough acquisition and management of Wolf Lake Park would provide long-term protection of public lake access, allow for consistent maintenance and enforcement, and ensure development aligns with borough parks, recreation, and land management standards. Borough ownership would also reduce conflicts associated with unmanaged access and allow future improvements to be phased as funding becomes available. Preserving this site as parkland is consistent with borough goals to expand recreational opportunities, protect natural resources, and respond to demonstrated community priorities.

With broad public support, modest initial capital costs, and alignment with adopted borough objectives, the acquisition and development of Wolf Lake Park represent a high-impact opportunity to safeguard public access, prevent loss of shoreline to private

development, and enhance outdoor recreation opportunities for current and future residents.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.



Parcel Map



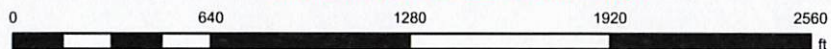
Legend

- Minor Road
 - Private Road
 - Not Constructed
 - Mat-Su Borough Boundary
 - Parcels
 - Lakes and Rivers
 - Section Lines
- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Focused Polygons
 - Focused Polygons

Notes

Generated on 27.03.2026 (dd/mm/yyyy)

THIS MAP IS NOT TO BE USED FOR NAVIGATION



NAD 1983 State Plane Alaska 4 FIPS 5004 Feet



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MATANUSKA-SUSITNA BOROUGH

Community Development Department

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E-mail: lmb@matsugov.us

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MEMO: Wolf Lake Feasibility Study

TO: Mike Brown, Borough Manager

DATE: July 3, 2025

Summary

This feasibility study evaluates the potential for preserving and developing Parcel P-08B, commonly known as the Wolf Lake Parcel, into a permanent public recreation area. The report outlines current land use considerations, public support, projected development costs, and alignment with local strategic planning goals. The findings support the protection of public access and development of Wolf Lake Park as a recreational resource for the fast-growing North Lakes area.

1. Background

Parcel P-08B (Wolf Lake Parcel), under Alaska's Department of Natural Resources (DNR) stewardship, serves as the only existing public lake-access site in the Wolf Lake region. As the area has seen rapid residential expansion, now home to over 2,000 households, the demand for public recreational infrastructure has dramatically increased.

DNR presented to the North Lakes Community Council in March 2025 [this proposed project](#), including P-08B, for private development. The DNR presentation raised concerns to neighbors about the permanent loss of high-quality public access to lake-based recreation.

2. Community Support and Actions

The North Lakes Community Council (NLCC) is in support of either a Borough-owned or managed park with lake access and is actively advocating to elected officials and other stakeholders.

The NLCC is conducting a regional survey of local residents. Results, at the time of this report, show overwhelming support (93%) for preserving the Wolf Lake parcel for public recreation. This strong community backing highlights both the social value of the parcel and clear public support.

At the June 3, 2025 Borough Assembly Meeting, Administration was directed to explore the potential of a land transfer with DNR and provide a cost estimate for capital and operations for a park to report back to the body at a future Assembly Meeting.

On June 23, NLCC presented at the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board (PRTAB) and requested their support. After the presentation, the PRTAB Chair asked Community Development staff to prepare a resolution “in support of Wolf Lake Parcel P-08B to remain available for public use” for PRTAB to pass at the July 28, 2025 meeting.

3. Projected Costs for Development

Category	Item Description	Estimated Cost
Park Construction	CXT Restroom Facility	\$75,000
	Gravel Parking (10 cars), Driveway, Culverts, Gate, Rocks	\$125,000
	Picnic Tables, Benches, Bear-Proof Trash Cans	\$25,000
	Signage	\$2,500
	Subtotal – Park Construction	\$227,500
Trail Development	In-House Labor	\$0
	Trail Supplies	\$25,000
	Subtotal – Trail Development	\$25,000
Operations	Plowing, Trash, Restroom Supplies, Septic Pumping, Vandalism	\$12,000 annually
Optional Amenities	Lighting, Fencing, Paved Pathways (<i>costs not included</i>)	N/A
	Total	\$252,500

4. Strategic Benefits

- **Retain Public Access:** Ensures all community members retain lake access.
- **Alignment with Borough Strategic Planning Goals:** Focus on delivering high quality services to Borough residents and visitors, manage growth, increase recreational offerings, and preserving qualities that attract people to live, work and play in the Mat-Su.

5. Risks and Considerations

- **Potential Land Sale:** Immediate risk if Parcel P-08B is sold before designation.

- **Coordination with DNR:** Borough Administration will need to negotiate either a land transfer or a Cooperative Management Agreement with DNR for the parcel.
- **Vandalism & Maintenance:** Ongoing operations must include mitigation for misuse.
- **Funding:** Development requires securing at least \$250,000 and ensuring sustainability for annual operations.
- **North Engstrom Road Development:** Engstrom Road is a Borough maintained roadway and is in the initial stages of engineering and design in the Public Works department. The road extension can support development of the public use area.

6. Recommendations

1. **Immediate Action:** Secure formal protection of Parcel P-08B for public use with DNR.
2. **Funding Strategy:** Pursue grants, borough funding, and potential public-private partnerships for development costs.
3. **Community Engagement:** Continue outreach to sustain public support and volunteer participation and work with NLCC on a formal partnership.
4. **Phased Development:** Begin with basic park infrastructure, with future additions (e.g., lighting) as funds allow.

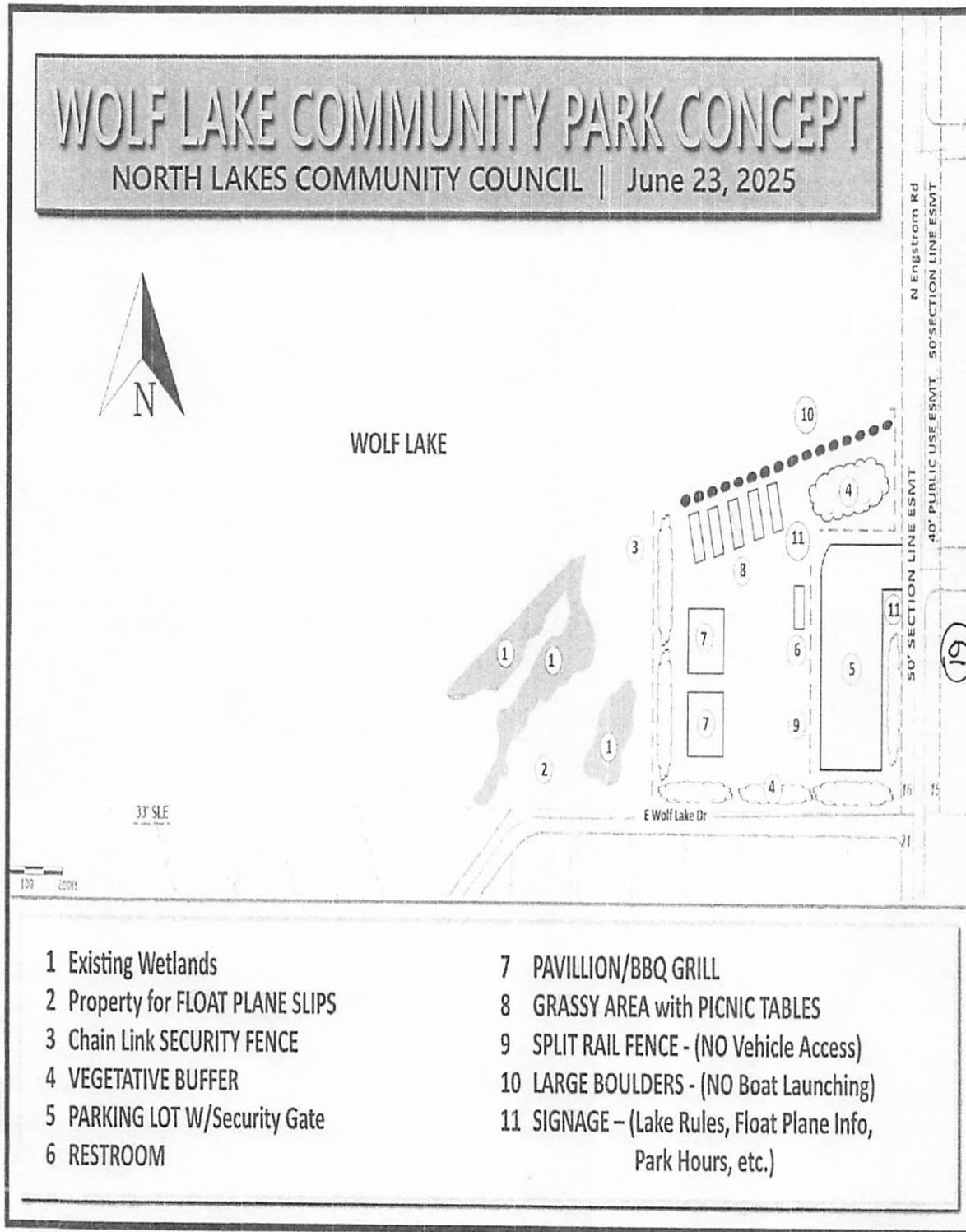
Conclusion

Preserving and developing Wolf Lake Park on Parcel P-08B is feasible and in alignment with Borough priorities. With broad community support, modest startup costs, and alignment with borough goals, this initiative offers a high-impact opportunity to safeguard public lake access and additional high-quality outdoor recreation opportunities.

Appendix I
Artistic Rendering – not an actual design or plan



Appendix II
NLCC Proposed Park Plan

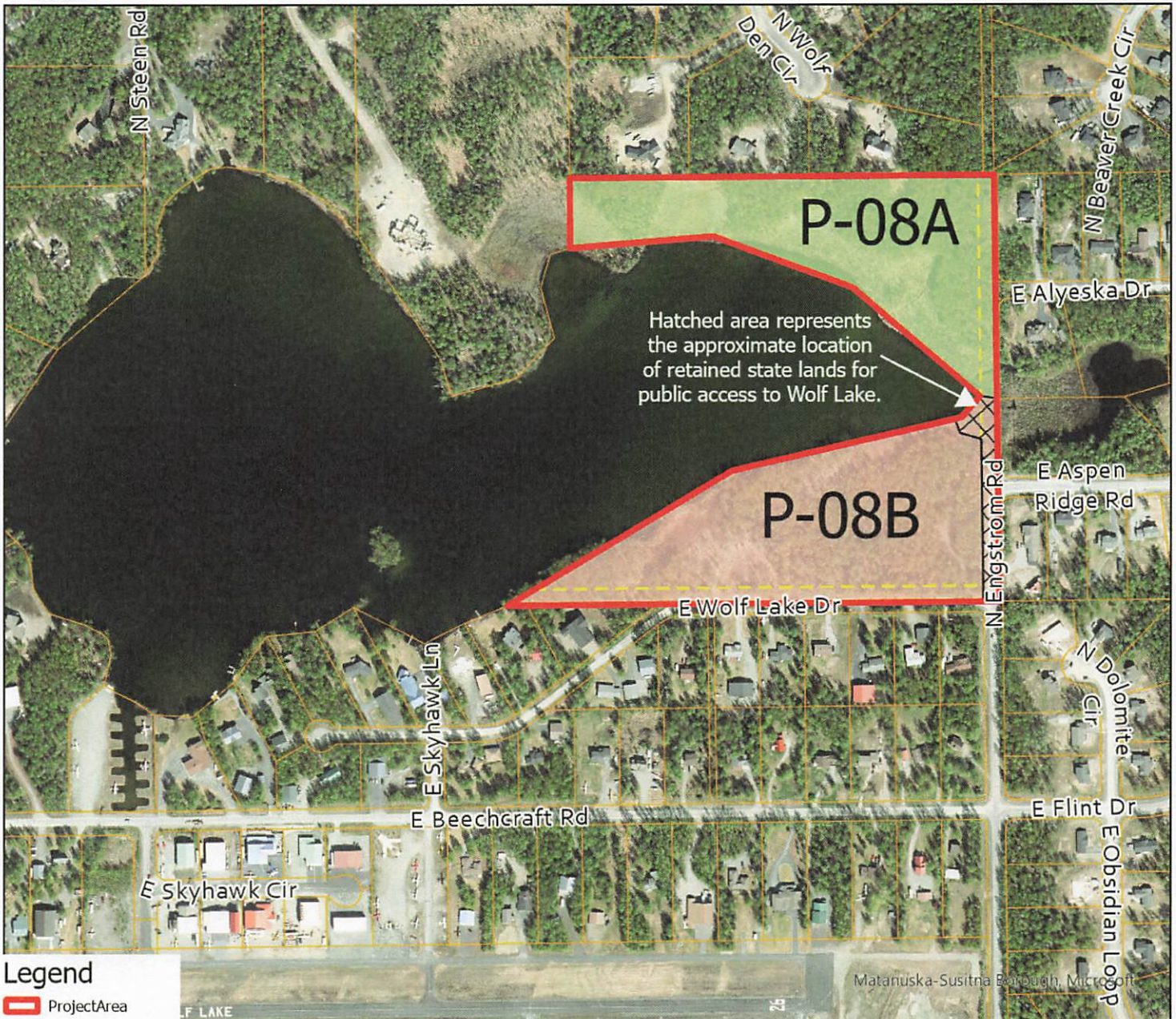




Attachment A: Vicinity Map

Wolf Lake Shores Subdivision

ADL 233753



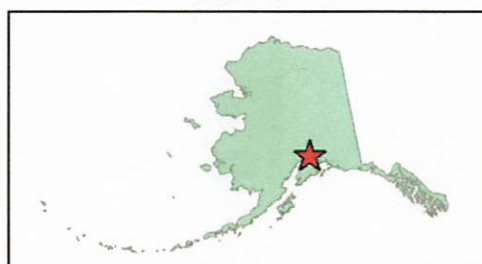
Legend

- Project Area
- Public Recreation
- Settlement
- Section Easement
- Parcels
- State Retained Tract

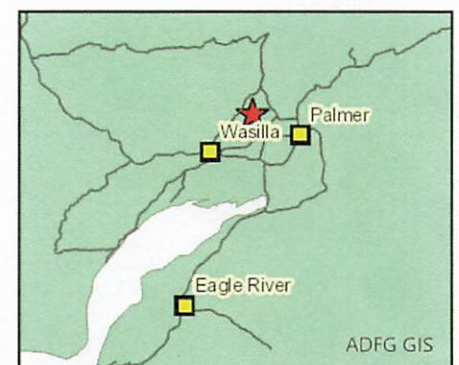
USGS Quad 1:25,000
 Anchorage C7 NE, Alaska
 For more information contact:
 Jess Barbeau
 Department of Natural Resources
 Division of Mining, Land, and Water
 Land Conveyance Section
 Phone: 907-269-5639
 Fax: 907-269-8916
 Email: land.development@alaska.gov

0 250 500
 Feet

Section 16, Township 18N,
 Range 01E, Seward Meridian



JB 3/4/25



IM No. 26-079
 Resolution Serial No. 26-033

**MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION SERIAL NO. 25-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD IN SUPPORT OF WOLF LAKE PARCEL P-08B REMAINING AVAILABLE FOR PUBLIC USE.

WHEREAS, Parcel P-08B, commonly referred to as the Wolf Lake Parcel, has long served the public as a valued recreation and access point under the stewardship of the State of Alaska; and

WHEREAS, the Wolf Lake area has experienced significant residential growth, now comprising more than 2,000 homes, resulting in a marked increase in demand for accessible, high-quality public recreation spaces; and

WHEREAS, Parcel P-08B is the only existing lake-access site in the region that is available for general public use, and the loss of this parcel would eliminate the sole opportunity for lake-based recreation for area residents; and

WHEREAS, the North Lakes Community Council conducted a comprehensive survey of local property owners, with an overwhelming 93% of respondents expressing support for preserving the parcel as a designated community park, thereby demonstrating substantial public consensus and community will; and

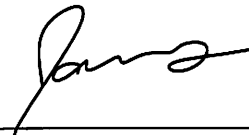
WHEREAS, the State of Alaska is actively considering the sale of publicly owned parcels in this area for private development, a course of action that would permanently preclude future public use

and recreation on this critical site; and

WHEREAS, preserving Parcel P-08B aligns with the Matanuska-Susitna Borough's Comprehensive Plan goals to ensure equitable access to outdoor recreation, promote quality of life, and support the health and wellness of its growing population;

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board strongly urges the continued protection and designation of Parcel P-08B at Wolf Lake for permanent public use and recommends that all relevant agencies take the necessary actions to retain this parcel in public ownership for the benefit of current and future residents.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27th day of October, 2025.



James Jones, Chair

ATTEST:



Sarah Thomas - Staff Support

YES:8

NO:0

Wolf Lake Community Park
Discussion with Mat-Su Borough Parks, Recreation & Trails Advisory Board

Prepared: June 23, 2025

Background

The State of Alaska is considering / planning for disposal of approximately 13-acres of property on the Southeast corner of Wolf Lake. Their plan is to subdivide this property for disposal in up to 15 parcels, no smaller than 40,000 SF or one nominal acre. A copy of the State's Project Summary is included as Attachment 1.

Representatives from the State DNR did a presentation to the North Lakes Community Council (NLCC) on March 27, 2024. There was strong public opposition to the State's plan.

Area residents would much prefer the property be dedicated as a Borough owned and well-managed day-use Community Park including controlled public access to the lake. The park land could ultimately be owned by the Mat-Su Borough and, through partnership with the Community Councils, become a well managed day-use community park. The park would be managed consistent with local community values, aligned with the Wolf Lake - Lake Management Plan and respectful of the aviation activity in the area.

The State has initially indicated they have no interest in such land use.

Also at the May 20 meeting, Barbara Doty of D.E. NorthFork LLC, owner of the Wolf Lake Airport, presented a concept to install several new float plane slips in the wetlands area of the subject State property. She also indicated support for the community park concept as long as it was operated in a way consistent with the aviation community and with the lake management plan. Her concept received positive feedback from many members and guests at the May NLCC Meeting.

The NLCC provided email feedback to the State of Alaska on March 28, 2025 and provided a copy to our subscribers and Facebook neighborhood groups.

Since then, we have continued to advocate with the Fishhook Community Council, the Mat-Su Borough Administration, and through our State Senator to encourage the Borough and State to consider the greater public interest and need for parks and recreation in this now significantly developed area of the Valley.

We initiated a hard-copy and on-line survey of local area residents and the results so far are:

- | | | |
|------------------------------------|-----|-----|
| • Total Responses: | 433 | |
| • In favor of Community Park | 401 | 93% |
| • Opposed to Community Park | 32 | 07% |
| • Live within 3 miles of Wolf Lake | 394 | 91% |
| • Live beyond 3 miles of Wolf Lake | 39 | 09% |

Wolf Lake Community Park
Discussion with Mat-Su Borough Parks, Recreation & Trails Advisory Board

Prepared: June 23, 2025

The NLCC met with Borough Manager, Mike Brown and Land Manager, Joe Metzger. They both expressed support for this concept and felt it was worthy of further evaluation. We testified to the Borough Assembly recommending seeking their support. At least two of the members expressed strong support and ultimately the Assembly agreed unanimously to have the Administration look into it and report back.

Community Park Concept

We have developed a sketch showing the concept envisioned for the Wolf Lake Community Park (see attached). The vision is for a partnership that results in a well-managed and maintained day-use-only Public Park that is aligned with the needs of the local community, respectful of the Wolf Lake Management Plan and the local aviation community.

Request of MSB Parks, Recreation and Trails Advisory Board (PRTAB)

The NLCC is requesting the PRTAB support this concept and prepare a resolution to that effect.

We appreciate your interest and for inviting us to participate in your Advisory Board meeting this evening. We also stand-by for further coordination and any assistance we can provide to advance this much needed recreational opportunity.

North Lakes Community Council
Rod Hanson, President
907-841-8735
president@nlakes.cc