

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING LAND CLASSIFICATIONS OF ONE BOROUGH-OWNED PARCEL FOR THE PURPOSE OF RESOURCE MANAGEMENT AND WATERSHED AND GUIDING FUTURE USE AND DEVELOPMENT OF SAID PARCEL (MSB007876).

AGENDA OF: June 7, 2022

ASSEMBLY ACTION:

Adopted without objection

6-21-22

(Signature)

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER:

MB

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>EB</i>	
	Community Development Director	<i>Q</i>	
	Finance Director	<i>CB</i>	
	Borough Attorney	<i>MS</i>	
	Borough Clerk	<i>Boyd for JRM</i>	

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

Maps (1 pp)

Best Interest Finding (3 pp)

Comments (0 pp)

Planning Commission Resolution No. 22-17 (2 pp)

Ordinance Serial No. 22-074 (2 pp)

SUMMARY STATEMENT:

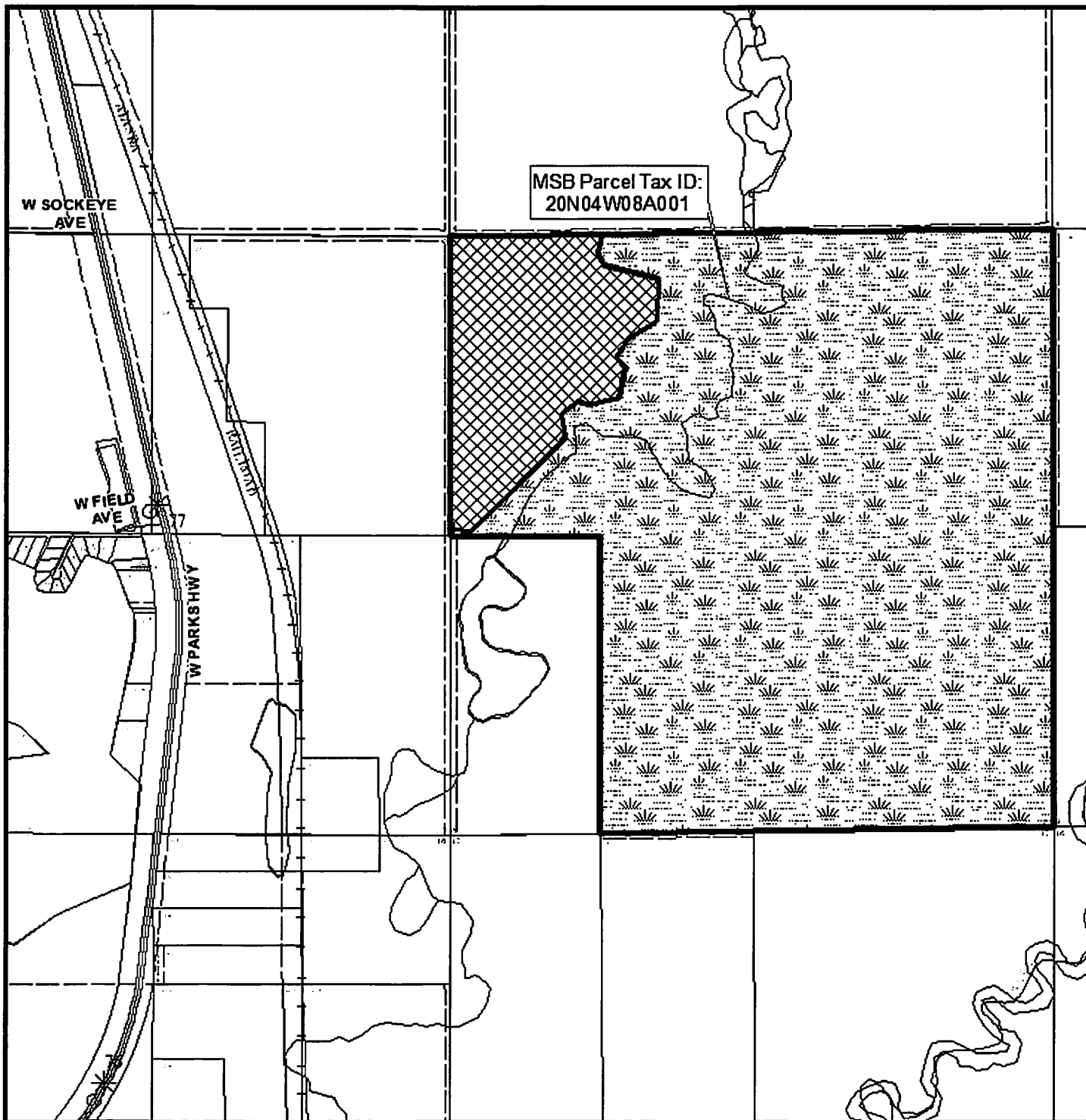
The Land and Resource Management Division proposes land reclassification of one Borough-owned parcel for purpose of resource management, future land use, and water quality protection.

The attached Best Interest Finding discusses the parcel and the proposed land classifications. Inter-departmental review was conducted and public notice was completed in accordance with MSB 23.05.025. No comments or objections were received from the internal review or the public notice.

The Matanuska-Susitna Borough Planning Commission unanimously adopted Resolution Serial No. 22-17 on May 16, 2022 recommending approval of the land classifications as proposed.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the land classifications as set forth in the attached Best Interest Finding and Ordinance Serial No. 22-074.



**Matanuska-Susitna Borough
Land and Resource
Management Division**

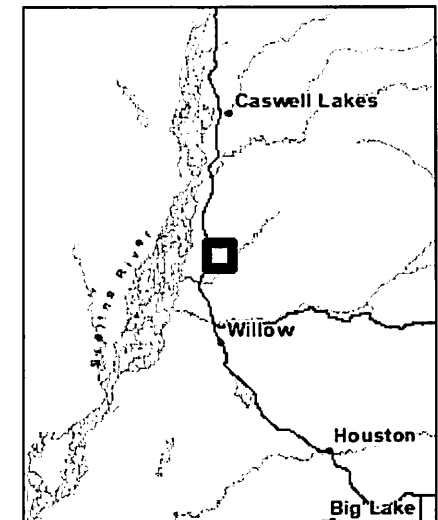


**MSB LRMD
Reclassification
Milepost 77 Parks Hwy**

- Stream
- Resource Management, General Purpose
- Watershed

TRS
20N 04W Sec. 8

MSB Parcel Tax ID:
20N04W08A001



Units: April 2022
Source: MSB GIS, MSB LRMU, AK DOT
Projection: NAD 83 AK ST PLN 24
Location: MSB
Author: MSB LRMU

1M 22-135
OR 22-074

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

MSB Land & Resource Management Division proposes to reclassify a Borough-owned tract of land in the Kashwitna area of north Willow as Resource Management, General Purpose, and Watershed lands to allow for development of a portion of the uplands through material extraction, while preserving the wetland areas to protect water quality. The 540-acre parcel, tax ID 20N04W08A001, includes the North ½, Southeast ¼, and the East ½ Southwest ¼ of Section 8, Township 20 North, Range 4 West, S.M. Alaska. Approximately 51-acres in the northwest ¼ of the property is proposed to be developed through material extraction to prepare it for future land uses. Reclassifying the 51-acres in the Northwest ¼ for resource management and general purpose will facilitate the change in use. Retaining the Watershed classification on the remaining 489-acres will perpetuate the water quality protection enacted by the 2006 classification. A vicinity map is included to assist with location of the parcel and the proposed classification.

II. Property Site Factors

A. Location: The subject parcel is located east of Kashwitna Lake, at milepost 77 Parks Highway.

B. Legal: N1/2, SE1/4, E1/2 SW1/4, located within Section 8, Township 20 North, Range 4 West, Seward Meridian, Alaska, containing approximately 540 acres more or less.

C. Land Status: Acquired by patent 5012, Book 211, Page 55, April 22, 1980, Palmer Recording District. The patent does not contain restrictions that would prevent the Borough from using the subject parcel for the proposed uses.

D. Restrictions: Reservations and exceptions in the U.S. patent and the State of Alaska patent, including reservation of certain oil, gas, and mineral rights.

1. MSB Land Classification – Watershed Lands, Ordinance 06-189
2. Title Restrictions – State of Alaska reserved all oil, gas, and mineral rights.
3. Covenants – none.
4. Zoning – none.
5. Easements & Other Reservations – A 50-foot wide section line easement lies within the northern 50-feet of the parcel. An additional 50-foot wide public use easement lies adjacent to the streams shown on the official township survey plat for Township 20 North, Range 4 West, Seward Meridian.

6. Adopted Plans – Willow Comprehensive Plan. There is no specific language in the plan about the future use of this parcel.
- E. Current Land Use:** None, property is vacant.
- F. Surrounding Land Use:** Property is adjacent to an existing material site, a mixed residential / industrial lot, and undeveloped land.
- G. Existing Infrastructure:** Legal access to the property is via an unnamed street near Mile 77.4 Parks Highway, within a section line easement, at an existing railroad crossing. This access is permitted via the ADOT Parks Highway Access Development Permit.
- H. Soils & Terrain:** The USDA (United States Department of Agriculture) identified several types of soil within the subject parcel. The predominate soil type of the portion proposed for reclassification is the Nancy silt loam with undulating slopes.
- I. Resources:** There is no specific data on resources for this parcel. Preliminary geotechnical data suggest there is approximately 1.7 million cubic yards of clean gravel in the northwest one quarter, excluding the required wetland buffers.
- J. Assessment:** The 2022 certified tax assessed value for the 540-acre parcel, Tax ID 20N04W08A001, is \$145,800.00.

III. Public, Board and Commission Comments & Recommendations

In accordance with Title 23 and the Land Management Policy and Procedure Manual, 30-day public notice was initiated and sent to landowners within 600 feet of the property, Willow Area Community Organization, RSA, MSB Assembly members, and the MSB Fire Department. Additionally, notices were published in the Frontiersman and provided on the Borough website.

No public comments were received in response to the Public Notice.

IV. MSB Department Review

Borough inter-departmental review was completed with no objections received.

V. Analysis & Discussion

This 540-acre parcel was classified Watershed Lands in 2006 by Ordinance Serial No. 06-189 based on the presence of a stream and wetlands. A geotechnical investigation in 2021 collected samples from three test pits within the northwest one quarter of the subject parcel. The samples yielded high quality sand and gravel suitable for construction. The geotechnical report estimated there are approximately three million cubic yards of material in this area on the parcel.

LRMD proposes to reclassify 51-acres within the northwest one quarter of the subject parcel for Resource Management and General Purpose. The remaining 489-acres would remain classified for Watershed. If approved, LRMD will develop an application for an earth material extraction conditional use permit. The activity will be developed in accordance with Borough Code and provide adequate stream and wetland buffers to minimize any potential negative effects on the

surrounding water quality. Leveraging the value of the earth materials in the developable portion of the parcel to prepare for future use and development is a rare opportunity.

VI. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests Planning Commission recommendation for Assembly approval of the reclassification of 51-acres in the northwest one quarter of parcel Tax ID 20N04W08A001 to Resource Management and General Purpose, being in the Northwest ¼ of Section 8, Township 20 North, Range 4 West, S.M., Alaska.

By: E. Krueger
Public Hearing: May 16, 2022
Action: Adopted

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 22-17**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF LAND CLASSIFICATIONS FOR ONE BOROUGH-OWNED PARCEL FOR THE PURPOSE OF IDENTIFYING AND GUIDING FUTURE USE AND DEVELOPMENT OF SAID PARCEL (MSB007876).

WHEREAS, one Borough-owned parcel is proposed for land classification for the purpose of leveraging the value of earth materials to prepare the parcel for future use and development while protecting water quality; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include the proposed purpose and land classification, map, inter-departmental review and public comments; and

WHEREAS, Borough inter-departmental review was conducted, along with 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough Assembly; and

WHEREAS, no funding has been identified or appropriated for development of this parcel at this time; and

WHEREAS, through land classification, the parcel is identified for specific future purpose which cannot be changed without Assembly approval.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of land classification as follows:

Parcel 20N04W08A001, "Resource Management", "General Purpose" and "Watershed" for purpose of future earth material extraction, timber salvage sale, personal use firewood harvest, and wetlands

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16th day of May, 2022.



PATRICIA CHESBRO, Vice-Chair

ATTEST



KAROL RIESE, Planning Clerk

(SEAL)

YES: (6) Commissioner Chesbro, Allen, Glenn, Scaggin, Rubeo, Kendig

NO: (0)