

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING LAND CLASSIFICATIONS OF SIX BOROUGH-OWNED PARCELS FOR PURPOSE OF IDENTIFYING AND GUIDING FUTURE USE AND DEVELOPMENT OF SAID PARCELS (MSB007763/MSB007766/MSB007767).

AGENDA OF: December 21, 2021

ASSEMBLY ACTION:

adopted without objection. 01/04/22 KBT

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: *WMB*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>MSC</i>	
	Community Development Director	<i>CP</i>	
	Finance Director	<i>CP</i>	
	Borough Attorney	<i>MS</i>	
	Borough Clerk	<i>Sum 12/13/21</i>	<i>KBT</i>

ATTACHMENT (S) : Fiscal Note: YES ☐ NO ☒
Maps (6 pp)
Best Interest Finding (5 pp)
Comments (7 pp)
Planning Commission Resolution No. 21-31 (3 pp)
Ordinance Serial No. 22-005 (2 pp)

SUMMARY STATEMENT:

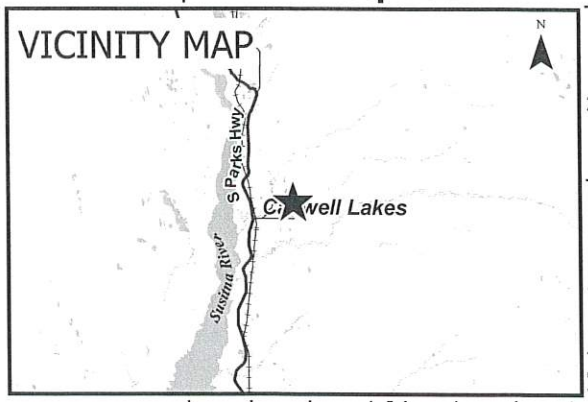
The Land and Resource Management Division proposes land classification of six Borough-owned parcels for purpose of reserving land for a public park and storage for road service area sand and gravel (identified in Best Interest Finding as Caswell Lake Park, MSB007766); future emergency service facility sites to include resource extraction and watershed preservation (identified in Best Interest Finding as Emergency Service Facilities-Northern Sites, MSB007763); and commercial leasing and agricultural development and land sale (identified in Best Interest Finding as Susitna River Area, MSB007767).

The attached Best Interest Finding discusses the individual parcels and proposed land classifications. Inter-department review was conducted and public notice was completed in accordance with MSB 23.05.025. Comments from both the inter-department review and public notice are included herein.

The Matanuska-Susitna Borough Planning Commission adopted Resolution Serial No. 21-31 on December 6, 2021 approving 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. 22-005.



Caswell Creek

MSB Parcel to Reserve:
Acct No. 22N04W11D001

5A

D1

4A

40 Acres

"Reserve Use Lands"

NOTE: 50' S/L ESMT EACH SIDE OF SECTION
LINE. SECTIONS 11, 12, 13, & 14 WITHIN
CASWELL LAKES SUBDIVISION.

117 116 115 121 122 123 124
118 119 120 154 153 152 151
E

Twentyinch Ave

157 156 155
158 159 160
E
S-Guthroat-Dr

GotaStrike Ave

666 667 668 191 192 193 194
215 214 213 212
673 672 671 670 669

E-Good-Fishin-Ave

665 614 570 571 572
664 615
663 616
662 617
661 618 613

Marshy Lake

MSB Parcel to Reserve:
Acct No. 6070000L0673

734 733 732 731 730 729 728 727 726
736 735 738 737 739 740 741 742 743 744 745 746
S Tussle Cir
S Rainbow-Ridge-Dr

S Silver Salmon-Dr

Upper
Caswell Lake

MSB #007766 *im 22-006*
Land Classification as Reserved Use *OR 22-005*
S T22N R04W Sec. 11 - Tax Map CA01
MSB/LRMD September 2021

Feet
0 500

Acct No: 23N04W20B009
(Map 1)

Acct No: 23N04W20C003
PULLED

VICINITY MAP



Acct No: 22N04W32B016
(Map 2)

Acct No: 20N04W07A002
(Map 3)

MSB #007763

1m 22-006
OR 22-005

Proposed Land Classification to
Reserve Future Fire Facilities
Overview

S T20N R04W Sec. 07 - Tax Map WI02
MSB/LRMD September 2021



0 1
Miles

MONTANA CREEK AIRSTRIP

D2

C2

C2

VICINITY MAP

Sparks River

Caswell Lakes

50' SECTION LINE ESMT 33' SECTION LINE ESMT 33' SECTION LINE ESMT 50' SECTION LINE ESMT

MSB Parcel to Reserve:
ID: 223N04W20B009

"Reserve Use Lands"

E-Mo-Dog
Mushers Rd

A1

94

20

Alaska Railroad

D3

C1

C4

D2

C2

Parcel C003 Pulled

D5

C3

Goose Creek

50' SECTION LINE EASEMENT

E-Goose-Crk

50' SECTION LINE ESMT

33' ROW ESMT

A1

Comm Ctr Rd

B2

B2

B4

A2

MSB #007763

1m 22-006

Proposed Land Classification to
Reserve Future Fire Facilities

OR 22-005

(map 1 of 3)

S T23N R04W Sec. 20 - Tax Map MO15

MSB/LRMD August 2021



Feet

0 500

S Gregorys

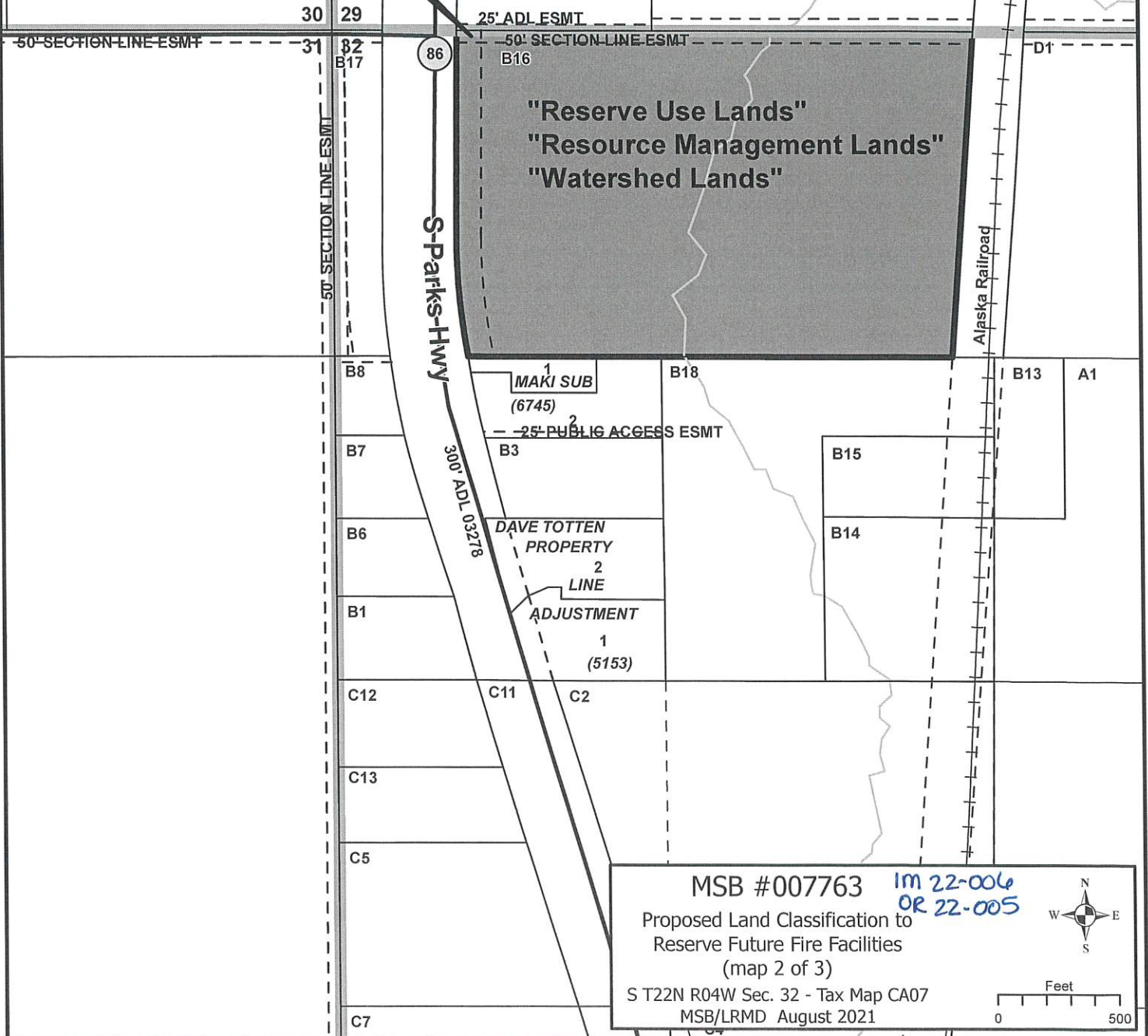
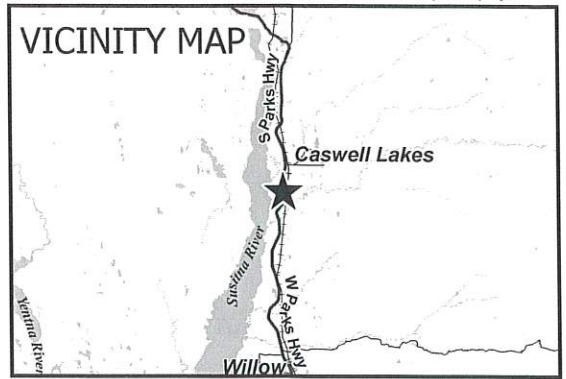
1

(2570)

5

6

MSB Parcel to Reserve:
ID: 222N04W32B016

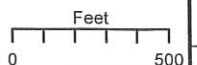


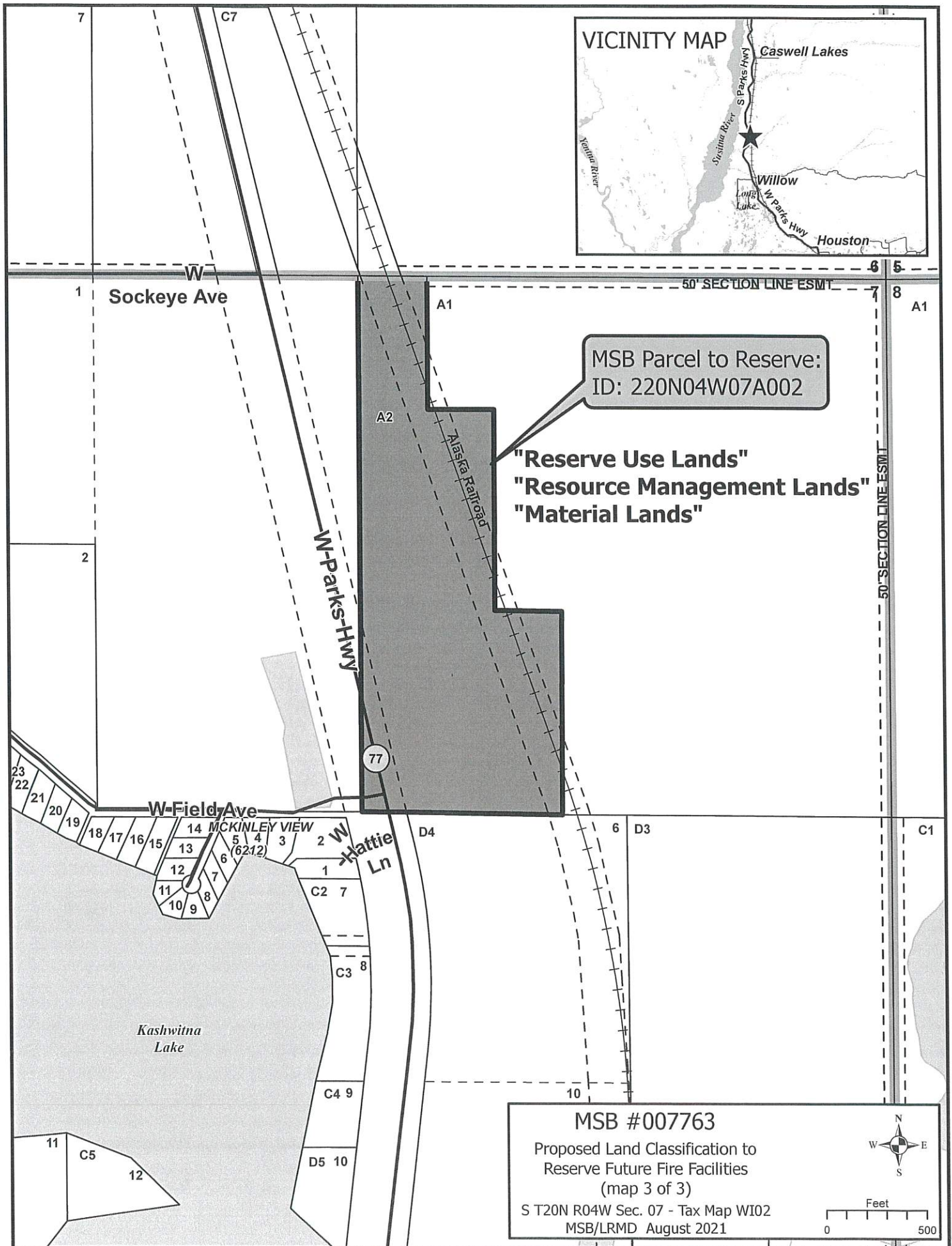
MSB #007763

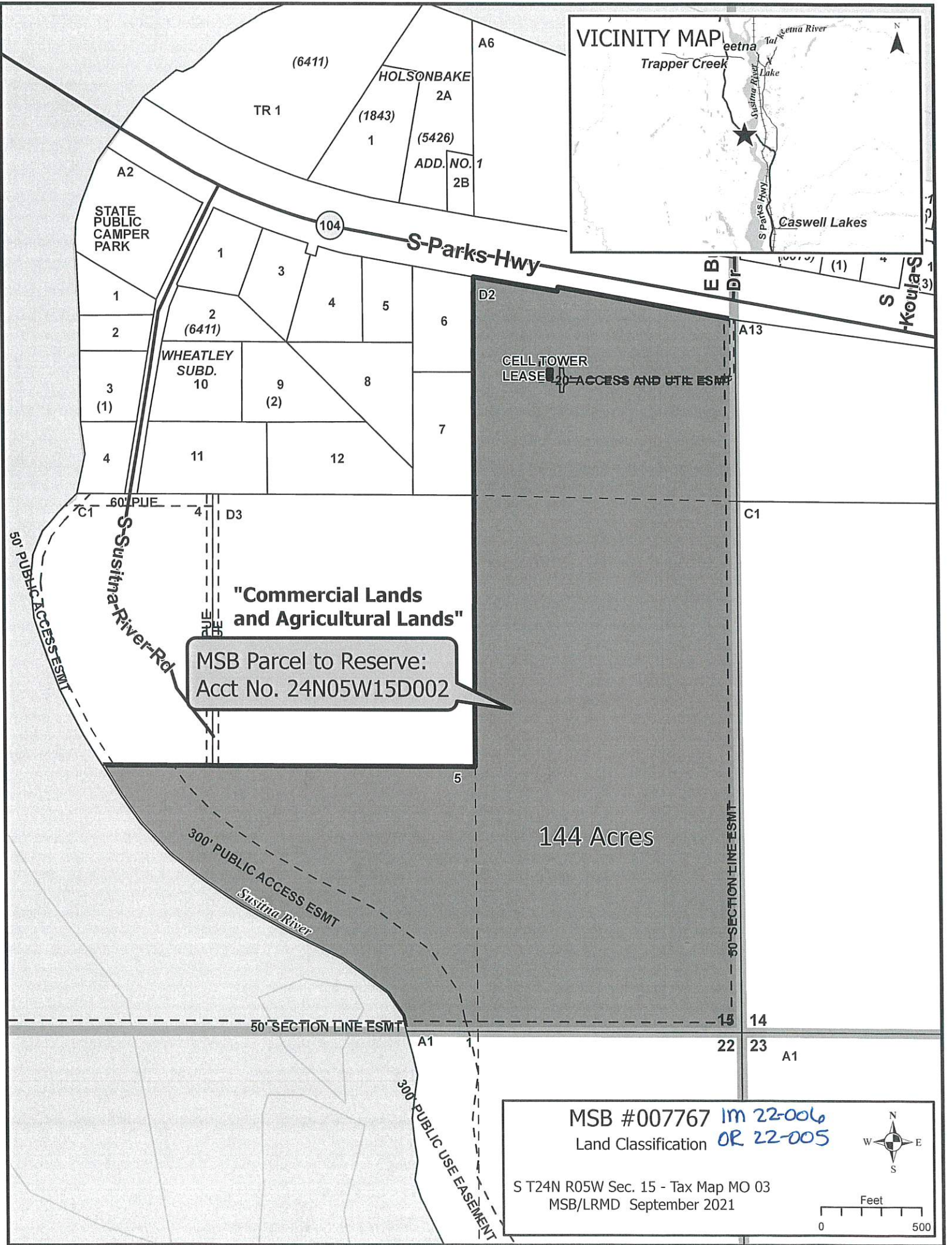
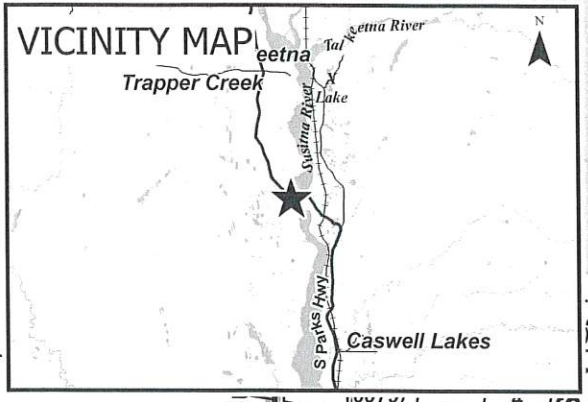
IM 22-006
OR 22-005

Proposed Land Classification to
Reserve Future Fire Facilities
(map 2 of 3)

S T22N R04W Sec. 32 - Tax Map CA07
MSB/LRMD August 2021

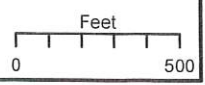






MSB #007767 *Im 22-006*
Land Classification *OR 22-005*

S T24N R05W Sec. 15 - Tax Map MO 03
MSB/LRMD September 2021



BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

In response to an Assembly directive and request (A), and the Department of Emergency Services need for northern area fire station sites (B), and a resolution by the Mat-Su Borough Agriculture Advisory Board (C), six Borough-owned parcels are proposed to be classified for purpose of identifying and guiding their use in the future. Vicinity maps are included to assist with location of these parcels.

II. Property Site Factors

A. CASWELL LAKE PARK

The two Caswell Lake properties are identified as Tax Parcels 22N04W11D001 and 6070000L0673 and are to be classified as Reserve Use Lands for future development of a public park to serve Caswell Lake Subdivision residents, and as a gravel/sand storage area for use by the local Road Service Area.

Parcel 22N04W11D001 (D001) contains 40-acres and adjoins the west side of upper Caswell Lake Subdivision. Access to the property is via subdivision roads which are not fully constructed.

Parcel 6070000L0673 (Lot 673) contains .63 acres and is located within the subdivision lying adjacent to the south side of the larger D001 parcel. Lot 673 is proposed as additional access to the park and storage areas.

The 40-acre parcel (D001) was pulled from the 2021 Competitive Sealed Bid land sale list pursuant to Ordinance 21-068 wherein the Assembly requested it be reserved for public use. A further request to include Lot 673 came from Assembly District 7.

D001 was received in 1985 by state Patent No. 5023 (Corrective Patent No. 8084) and has never been offered for sale. Lot 673 was received by Clerks Deed in 1978 for non-payment of taxes and was offered in 2021 to adjacent property owners under competitive bid with no result.

Inter-Department and Public Comments:

No comments or concerns were received from the Borough inter-department review.

Two public comments were received as a result of the public noticing. One from long-term residents of Caswell Lakes Subdivision stating the Borough should be specific about development of D001, and concern about using Lot 673 for access as the connecting road (Silver Salmon) is narrow and ill-suited as a 4-way intersection for large trucks associated with gravel/sand storage. As better overall policy, they strongly urge using existing platted roads for access to D001 over turning Lot 673 into a major access point. The second comment was in favor of the park and recommended including a requirement to complete a development plan so it is clear how the property will be developed.

B. EMERGENCY SERVICE FACILITIES - NORTHERN SITES

There are three properties along the Parks Highway identified as Tax Parcels 23N04W20B009, 22N04W32B016 and 20N04W07A002, which are to be classified as Reserve Use Lands for purpose of future emergency service facility sites in the northern region of the Borough along the Parks Highway. There are natural resources within two of these parcels that warrant additional classifications of Material Lands, Resource Management Lands and Watershed Lands to maximize potential future utility function.

The 2012 Buildout Analysis contracted by the Borough identified areas where emergency facilities along the Parks Highway might be needed over the next 20-50 years, and subsequent to the analysis, MSB Department of Emergency Services has more specifically defined mileposts where response gaps need to be closed.

Parcel 23N04W20B009 (B009) contains 41 acres and is located on the west side of the Parks Highway at MP 94 with direct access onto the highway. It will be singly classified as Reserve Use Lands. Of note, an alternate property (20N04W20C003) just a half mile south of B009 was pulled due to its attachment in perpetuity to a National Park Service grant limiting development to park and recreation use only.

Parcel 22N04W32B016 (B016) contains 58 acres and is located on the west side of the Parks Highway at MP 86 with direct access onto the highway. While this parcel is proposed for a Fire Training Facility, the uplands have significant commercial forest value; therefore the Land Management Natural Resource Manager recommends evaluating the minimum size needed for the training facility and a timber salvage sale and personal use firewood harvest should precede development of the facility. This parcel will be classified as Reserve Use Lands, Resource Management Lands and Watershed Lands.

Parcel 20N04W07A002 (A002) contains 24 acres and is located on the west side of the Parks Highway at MP 77 with direct access onto the highway. Land Management has identified this parcel with multiple potential use to include emergency facility, gravel and timber resource extraction, and personal-use firewood. Material and resource extraction and harvesting should precede development of the emergency facility. This parcel will be classified as Reserve Use Lands, Resource Management Lands and Material Lands.

B009 was received in 1974 by state Patent No. 1900.

B016 was received in 1981 by state Patent No. 5401.

A002 was received in 1980 by state Patent No. 5324.

Inter-Department and Public Comments:

Parcels B016 and A002 are potential sources for gravel and timber/firewood resource sales. The Land Management Resource Manager recommends classifications which are inclusive of multi-use potential and co-existence with emergency facilities use. The full recommendation from the Land Management Natural Resource Manager is attached hereto.

One public comment was received as a result of the public noticing in support of the emergency facilities.

C. SUSITNA RIVER AREA

The property identified as Tax Parcel 24N05W15D002 was conveyed as three contiguous legal lots of records and is to be dually classified as Commercial Lands and Agricultural Lands for purpose of commercial lease on the lot lying adjacent to the Parks Highway, and for agricultural development on the remaining two lots which will be included in a future competitive bid land sale of agricultural lands.

Parcel 24N05W15D002 (D002) contains 142+/- acres and is located on the south side of the Parks Highway at MP 104 just before the Big Su River with direct access onto the highway. The northern part adjacent to the highway is described by aliquot part as the SE1/4NE1/4 lying south of the Parks Highway and contains approximately 29 acres. There is a current lease for a commercial cell tower located within this lot which MSB Emergency Services occupies space on, and has a communication shelter within the lease site providing emergency service coverage in the northern region where none existed for years. This specific lot will be dually classified as Commercial Lands and Agricultural Lands to allow for future agricultural use. The remaining acreage of the two southern lots will be classified as Agricultural Lands.

D002 was originally classified as an Agricultural Rights property under former Title 13 wherein the Borough retained ownership of "development rights" to include the right to subdivide or use the land for residential, commercial, or industrial use which are not part of the farming enterprise. The property was offered in the 1983 Agricultural Land Sale for lease with option to purchase and was subsequently conveyed to a Lessee; however in December 1995, the Borough regained title through non-judicial foreclosure.

It is the intent of staff to keep the lot adjacent to the highway as commercial, and offer the remaining 113 acre agricultural property under competitive bid with Title 23 agricultural covenants attached. There is legal access to the agricultural parcel from the highway through the 50' wide section line easement on the east and reserved public easements on adjacent property to the west.

All three contiguous parcels were received from the State of Alaska to include:
SE1/4 NE1/4 lying south of Parks Highway (cell tower lease site) Patent No. 5405, 11/17/81;
E1/2 SE1/4, Patent No. 5380, 11/17/81; and
GLO Lot 5, QCD 814 (ADL 26063), 2/21/86.

Inter-Department and Public Comments:

No comments or concerns were received from the Borough inter-department review.

Two public comments were received as a result of the public noticing. One in support and desire to see public access to the river. The upland property has a 300 foot wide buffer along the upland however, this is at the top of a 40 foot cliff to the water's edge. One comment in opposition requested the entire parcel be agricultural with just the current lease site carved out.

The Mat-Su Borough Agricultural Advisory Board adopted Resolution 21-01 supporting the dual classification, to release the old Title 13 covenants, and offer the remaining non-commercial parcel under competitive bid as agricultural land with covenants.

III. Adopted Plans, Title Restrictions, Surrounding Use & Resources:

Adopted Land Use Plans - Trapper Creek and Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, South Parks Highway Sub-region, Management Unit 10, and Natural Resource Management Units Plan (NRMU).

Title Restrictions – No title restrictions affect any of the proposed parcels with exception of the Susitna River Area parcel.

Surrounding Land Uses - Commercial, Community, Residential, and Recreational.

Natural resources within parcels - Timber, gravel, watershed.

IV. Analysis & Discussion

The Land & Resource Division utilizes land classification to preserve future need and intent for development of Borough-owned land. The purpose of these land classifications are to preserve, reserve, and establish intended future use of the Borough-owned lands. Public Notice was completed in accordance with MSB 23.05.025.

Lands are classified in accordance with MSB 23.05.100. The selected parcels fall under the following classifications:

Reserve Use Lands are those lands which have been transferred, assigned, or designated for present or future public use; and

Material Lands are those lands chiefly valuable for earth materials; and

Resource Management Lands are lands which because of surface or subsurface resources contained within the land are presently or potentially valuable for multiple-use management; and

Watershed Lands are those lands that may be forested at high/moderate relief directing waterflow to areas sufficient to support vegetation found in riparian, swamps, marches, bogs, estuaries, et and similar areas; and

Commercial Lands which are those lands which because of location, physical features, or adjacent development, are presently or potentially valuable for trade and commerce; and

Agricultural Lands which are those lands which, because of soils, location, physical or climatic features, or adjacent development, are presently or potentially valuable for the production of agricultural crops.

V. **Administrative Recommendation**

The Community Development Department, Land & Resource Management Division respectfully requests Planning Commission recommendation for Assembly approval of the land classifications as proposed for purpose of retention for public, commercial, resource use, and for the agricultural parcel inclusion in a future competitive agricultural land sale date yet to be determined.

Nancy Cameron

From: Jill Irsik
Sent: Thursday, October 14, 2021 1:49 PM
To: Nancy Cameron
Subject: FW: MSB007766 Caswell Park

From: Brandon Stevenson <princeboober@yahoo.com>
Sent: Thursday, October 14, 2021 12:35 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007766 Caswell Park

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
To whom it may concern,

This is in regards to MSB007766 Caswell Park. This email is meant to convey the opinions and public input of Brandon L Stevenson and my wife Viviane C Stevenson who reside at 20596 E Caswell Lakes Rd in the Caswell Lakes subdivision. We are both longtime residents of Caswell Lakes.

We both feel that the borough should be specific about the future uses of the 40 acres in question. The wording is ambiguous and should specifically state the usage of the land. The current road, Silver Salmon Dr, will need to be upgraded as it's very narrow and isn't suited for more traffic especially the large trucks associated with gravel/sand storage. There are already two existing access points, Gotastrike Ave and Twentyinch Ave, on platted roads that should be considered for access instead of turning an existing (lot 673) into a road. A 4-way intersection is not ideal at lot 673 without road upgrades due to a narrow corner at this location. We can see retaining lot 673 as a future access point as a viable idea but feel that turning private property into a road when improving existing platted roads is a better overall policy.

Sincerely,

Brandon L Stevenson and Viviane C Stevenson

Nancy Cameron

From: Jill Irsik
Sent: Tuesday, September 28, 2021 8:20 AM
To: Nancy Cameron
Subject: FW: MSB 007766

From: pato@mtaonline.net <pato@mtaonline.net>
Sent: Monday, September 27, 2021 6:53 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB 007766

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Reserve use seems like a great classification for this land, and the proposed uses will be an asset for the community of Caswell. I suggest making an addition to the ordinance that classifies the land to include completing a development plan for the property so it's clear what will happen there.

Pat Owens
pato@mtaonline.net

October 27, 2021
Wednesday

Type Land Classification Public Notice: MSB007763
Emergency Services Facility Sites along the Parks Highway

On April 10, 2020 my father called an ambulance to his home at 94.5 of the Parks Highway for my mother. I believe it took it took 7 minutes for them to arrive. My mother was unresponsive and they started CPR then the defibrillator after about 30 minutes they got a weak pulse. Quickly loading her up and rushing her to Mat- Su Regional Hospital.

I live in Anchorage and received a call from the Emergency department saying an ambulance was at my parents house, my dad was on the other phone crying. In the back ground I could hear them working on my mom. All I can say is what a terrifying, a helpless-and heartbreaking emotional feeling to hear on the phone. A medic did tell me they were transporting my mom to the hospital and I told them I would meet them there.

When a person has lost oxygen for more than 4 minutes it can cause a lot of damage to a person and for my mother it did. Upon arrival to the hospital she was immediately put on Life Support. The doctor did monitor her but she has no sign of brain waves. I took her off Life Support on Good Friday, April 11, 2020. She is in a better place and the Lord needed another Nurse in Heaven!

Thank you so much to all that work the Emergency Services Personnel that are trying to reach all of us promptly. "God Bless You All"

A lot of people live in that area and having a facility on the Parks Highway would make it faster to getting access out into the community in emergencies. This may also help cut down on the case load that's so stretched thin. Making the difference between life and death of patients in that area.

My father and I strongly support building this Emergency Service Facility. And urge the Burroughs to build the facility as soon as possible.

It may have been the difference for my mom that day!

Thank you for listening,

Anna M. Dressen

im 22-006
or 22-005



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

E-mail: lmb@matsugov.us

www.matsugov.us

September 14, 2021

TO: Nancy Cameron, Land Management Agent

FROM: Emerson Krueger, Natural Resource Manager

RE: **Review of Proposed Reserve Use Classifications**

The following comments are provided in response to a request for internal review dated 9/13/21 for classification of the listed parcels as Reserve Use lands for future public facilities:

1) **MSB007763**

- a. **20N04W07A002:** Subject parcel is classified for Resource Management and has been identified as priority gravel site.
 - i. Recommend conducting preliminary geotechnical investigation to determine suitable development locations and evaluating if material extraction could be used to prepare the site for future public facility.
 - ii. Parcel is generally flat and the local water table appears to be high.
 - iii. Preliminary geotechnical investigation could be completed in the office by a consulting geologist for minimal cost.
 - iv. The parcel appears to be a closed canopy birch dominate stand. A salvage sale of the timber at the time of development may generate revenue.
 1. Initial access construction could be conducted a year or two in advance of public facility construction if there is public demand for a local personal use firewood harvest area. Recommend sending a request for comment to the community council three years before facility construction is planned.
 - v. Recommend this parcel be classified Reserve Use, Material Lands, and Resource Management to maximize the future potential utility.
- b. **22N04W32B016:** Subject parcel is within the Kashwitna East Subunit of the Kashwitna NRMU and is classified for Resource Management and Watershed.
 - i. Uplands on this parcel are comprised of commercial forestland and are part of the commercial forestland used to calculate the annual allowable cut in the sustained yield management of MSB timber.
 1. Development of a public facility on commercial forestland should be weighed against the value of retaining the intact forestland to supply timber.

1M 22-006
OR 22-005

2. Recommend evaluating the minimum size necessary for future public facilities on this parcel to minimize the reduction of the MSB commercial forestland acreage.
 3. Public facility development should be preceded by a salvage sale or designation as a personal use firewood harvest area.
 4. Recommend this parcel be classified Resource Management, Watershed and Reserve Use to maximize the future potential utility.
- c. **23N04W20C003**: Subject parcel was formerly developed as part of the Goose Creek Community Center and may be subject to Land and Water Conservation Grant Funding Restrictions.
- i. Recommend legal review of LWCF requirements before selecting this location for public facility development to ensure it is not in conflict with the federal funding commitment.
 - ii. Location was formerly a contaminated site. See MSB003198. Contaminated site was closed with institutional controls 11/20/2018.
 1. Recommend reviewing site development requirements listed in the ADEC contaminated sites database utilizing the Hazard ID for the property: 3178.
 - iii. Land Use Permit MSB007149 grants private property owners to the west temporary permission to utilize existing trails to access their property. Access to this parcel from the Parks Hwy is used by these private property owners.
 1. Recommend checking on the status of the private property access to ensure public facility construction does not conflict with any permitted access.
- d. **23N04W20B009**: No Comment.

2) **MSB007766**

- a. **22N04W11D001**: No Comment.
- b. **6070000L0673**: No Comment.

3) **MSB007767**

- a. **24N05W15D002**: No Comment.

1M 22-006
OR 22-005

Nancy Cameron

From: Chris Lund <cflund49@gmail.com>
Sent: Friday, October 15, 2021 2:42 PM
To: Nancy Cameron
Subject: Land Reclassification (24n05w15d002)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I am not in favor of reclassification of subject parcel:

- 1) The recorded deed defined the property as agriculture with imposed covenants that shall run with the land forever.
- 2) The use of the entire 40 acres fronting on the Parks Highway for a cell tower is not reasonable. Instead I would think surveying the foot print of the utility facility and recording it as an utility easement is a better plan of action.

Request the MSB keep the entire parcel in the land bank for future agriculture use and if the agriculture parcel is sold in the future it would be subject too the existing utility easement.

The Susitna Area Plan signed off on by the many affected agencies supports retaining and protection of agriculture lands.

As a matter of record the existing power is not running to the cell tower as depicted on the backside of your public notice. The power runs along a property line shared with Wheatley Subdivision.

Thank You for your time.

Respectfully,
Chris Lund

Sent from my iPhone

1M 22-006
OR 22-005

Nancy Cameron

From: Jill Irsik
Sent: Friday, October 8, 2021 4:11 PM
To: Nancy Cameron
Subject: FW: MSB 007767 land class - Susitna River Area

From: Cindy Bettine <cindybettine@mtaonline.net>
Sent: Friday, October 8, 2021 2:12 PM
To: Land Management <Land.Management@matsugov.us>
Cc: Nancy Cameron <Nancy.Cameron@matsugov.us>; Hugh Leslie <Hugh.Leslie@matsugov.us>; Wahl Roy <iwahl@gci.net>; David Palmer <ArcticATC@mtaonline.net>
Subject: MSB 007767 land class - Susitna River Area

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

All, I have no objections to reclassifying this land, but I would like to see a public use easement for good access to the Susitna River where a public use easement already exists. I suspect the land will eventually be on a land sale, so reserving this and also dedicating the small portion near the river for tourism/ATV and RV use and future campground be it private or public managed will bring economic benefit to Mat Su and the region. Every day we extend a visitor in Mat Su is money in the local economy.

Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

36
Cindy Bettine - 977 District 5
PO Box 870008
Wasilla, AK 99607

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Tax ID: 24N05W15D002

Type: Land Classification (MSB007767)

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division proposes to re-classify Borough-owned land as Commercial Use and General Use. The parcel is located at MP 104 Parks Highway and has highway frontage with a current call tower lease site. The portion with highway frontage is to be classified as Commercial Use, and the remainder of the parcel as General Use. The parcel was originally classified 40 years ago as agriculture with imposed covenants, however, the Borough received the property back through foreclosure in 1995 and is not proposing similar use in the future. Re-classification will require Assembly approval.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division or visit the Public Notice Section on the Borough's web page www.matsugov.us. Public comment is invited on this request, if you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **October 15, 2021**. If you have questions about this request, call Nancy Cameron at 801-7048 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (please refer to MSB007767 Land Class-Susitna River Area) when submitting comments).

Comments: *I would think it would be wise to stipulate a public Road Easement to the 300 ft River front Easement from the parks highway and reserve the parcel near the River for future tourism development be it a RV/ATV parking OR day use, OR Camp ground to be developed by private industry or public, but for public use. Every day we extend a visitor in Mat Su is Economic development AND money in the local economy.*

Signature: *Cindy H. Bettine*

(If you need more space for comments please attach a separate sheet of paper.)
*This public notice & request for comments is in compliance with ASB Code 23.05.025

99687-0008
MATANUSKA, AK 99687-0008

TO RATHER GIVE AS A SUSTAINER
[] Please charge me monthly, as a sustaining member, in the amount of \$

1m 22-006
OR 22-005

By: N. Cameron
Public Hearing: December 6, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-31**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF LAND CLASSIFICATION FOR SIX BOROUGH-OWNED PARCELS FOR PURPOSE OF IDENTIFYING AND GUIDING FUTURE USE AND DEVELOPMENT OF SAID PARCELS (MSB007763/MSB007766/MSB007767).

WHEREAS, six Borough-owned parcels are proposed for land classifications for purpose of reserving land for a public park and storage for road service area sand and gravel, future emergency facility sites, resource extraction and development, commercial leasing, and agricultural land sale; and

WHEREAS, the attached Best Interest Finding provides information specific to each parcel to include proposed purpose and land classification, maps, inter-department and public comments, and Matanuska-Susitna Borough Agricultural Advisory Board Resolution 21-01; and

WHEREAS, a 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

1M 22-006
OR 22-005

WHEREAS, through land classification, the parcels are 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 classifications as follows:

Parcel 22N04W11D001, "Reserve Use Lands" for purpose of a public park in the Caswell Lakes area and sand/gravel storage for road service area functions; and

Parcel 6070000L0673, "Reserve Use Lands" for purpose of access to the Caswell Lakes public park and sand/gravel storage area identified as Parcel 22N04W11D001; and

Parcel 23N04W20B009, "Reserve Use Lands" for purpose of future emergency service facility; and

Parcel 22N04W32B016, "Reserve Use Lands," "Resource Management Lands" and "Watershed Lands" for purpose of a future fire training facility, timber salvage sale, personal use firewood harvest, and wetlands; and

Parcel 20N04W07A002, "Reserve Use Lands," "Resource Management Lands" and "Material Lands" for purpose of future emergency service facility, gravel/timber resource extraction, and personal-use firewood harvest; and

Parcel 24N05W15D002, "Commercial Lands" and "Agricultural Lands" for purpose of a commercial lease site and agricultural development to be offered in a future agricultural land sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 6th day of December, 2021.

Colleen Vague
COLLEEN VAGUE, Chair

ATTEST

Karol Riese
Karol Riese, Planning Clerk

(SEAL)

YES: (4) Commissioner Glashan, Commissioner Vague
NO: ~~Commissioner Chesbro~~ Commissioner Allen