

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO SUBMIT AN APPLICATION TO THE ALASKA DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE OR LEASE STATE-OWNED LAND IN BUTTE, ALASKA, FOR THE DEVELOPMENT AND ONGOING MANAGEMENT OF A NEW TRAILHEAD FACILITY SERVING THE MATANUSKA PEAK AND MCROBERTS CREEK TRAIL.

AGENDA OF: November 18, 2025

Assembly Action: Approved under the consent agenda 12/02/25 - BJJH

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

| Route To | Signatures |
|---------------------|---|
| Originator | X Christian Munnar Signed by: Christian Munnar 11/5/2025 |
| Division Manager | X Joe Metzger Signed by: Joe Metzger 11/5/2025 |
| Department Director | X Jillian Morrissey Signed by: Jillian Morrissey 11/5/2025 |
| Finance Director | X Cheyenne Heindel Signed by: Cheyenne Heindel 11/6/2025 |
| Borough Attorney | X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 11/7/2025 |
| Borough Manager | X Michael Brown Signed by: Michael Brown 11/7/2025 |
| Borough Clerk | X Brenda J. Henry for Signed by: Brenda Henry 11/7/2025 |

ATTACHMENT(S): Resolution Serial No. 25-117 (3 pp)
 Public and Charitable Use Purchase of State Land Application (3 pp)
 Development Plan for Public and Charitable Use Purchase Application (2 pp)
 Environmental Risk Questionnaire Application (3 pp)
 Matanuska Peak Trailhead Proposed Land Transfer Map (1 pp)
 Matanuska Peak Trailhead Conceptual Lease & Parking Lot Expansion Map (1 pp)
 Fiscal Note (1 pp)

SUMMARY STATEMENT: The Community Development Department seeks Assembly approval to submit an application to the Alaska Department of Natural Resources, Division of Mining, Land, and Water, to acquire State-owned land identified as Parcel S18N03E31, or enter into a long-term lease encompassing approximately twelve (12) acres within that parcel in Butte, Alaska, for the development of a new trailhead serving the Matanuska Peak and McRoberts Creek Trail. The proposed action will be pursued under the State's Public and Charitable Use Land Disposal Program in accordance with AS 38.05.810(a)(1), which authorizes conveyance of State land to local governments for public and recreational purposes.

The existing trailhead at the end of Smith Road will be removed when Eklutna, Inc. proceeds with subdivision development. The current facility is undersized and unable to accommodate increasing number of users, resulting in congestion and safety concerns. Establishing a new trailhead will provide adequate parking, improve access, and enable long-term Borough management of the site to better serve residents and recreationists.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: November 18, 2025

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO SUBMIT AN APPLICATION TO THE ALASKA DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE OR LEASE STATE-OWNED LAND IN BUTTE, ALASKA, FOR THE DEVELOPMENT AND ONGOING MANAGEMENT OF A NEW TRAILHEAD FACILITY SERVING THE MATANUSKA PEAK AND MCROBERTS CREEK TRAIL.

| | |
|--|--------------------------------|
| FISCAL ACTION (TO BE COMPLETED BY FINANCE) | FISCAL IMPACT YES NO |
| AMOUNT REQUESTED TBD | FUNDING SOURCE Land Management |
| FROM ACCOUNT # 203.000.000 4xx.xxx | PROJECT |
| TO ACCOUNT: | PROJECT # |
| VERIFIED BY: X L i e s e l Z a n t o S i g n e d b y : L i e s e l Z a n t o | 1 1 / 6 / 2 0 2 5 |

EXPENDITURES/REVENUES:

(Thousands of Dollars)

| OPERATING | FY2025 | FY2026 | FY2027 | FY2028 | FY2029 | FY2030 |
|------------------------|--------|--------|--------|--------|--------|--------|
| Personnel Services | | | | | | |
| Travel | | | | | | |
| Contractual | | | | | | |
| Supplies | | | | | | |
| Equipment | | | | | | |
| Land/Structures | | * | | | | |
| Grants, Claims | | | | | | |
| Miscellaneous | | | | | | |
| TOTAL OPERATING | | * | | | | |
| CAPITAL | | | | | | |
| REVENUE | | | | | | |

FUNDING:

(Thousands of Dollars)

| | | | | | | |
|---------------------|--|---|--|--|--|--|
| General Fund | | | | | | |
| State/Federal Funds | | | | | | |
| Other | | * | | | | |
| TOTAL | | * | | | | |

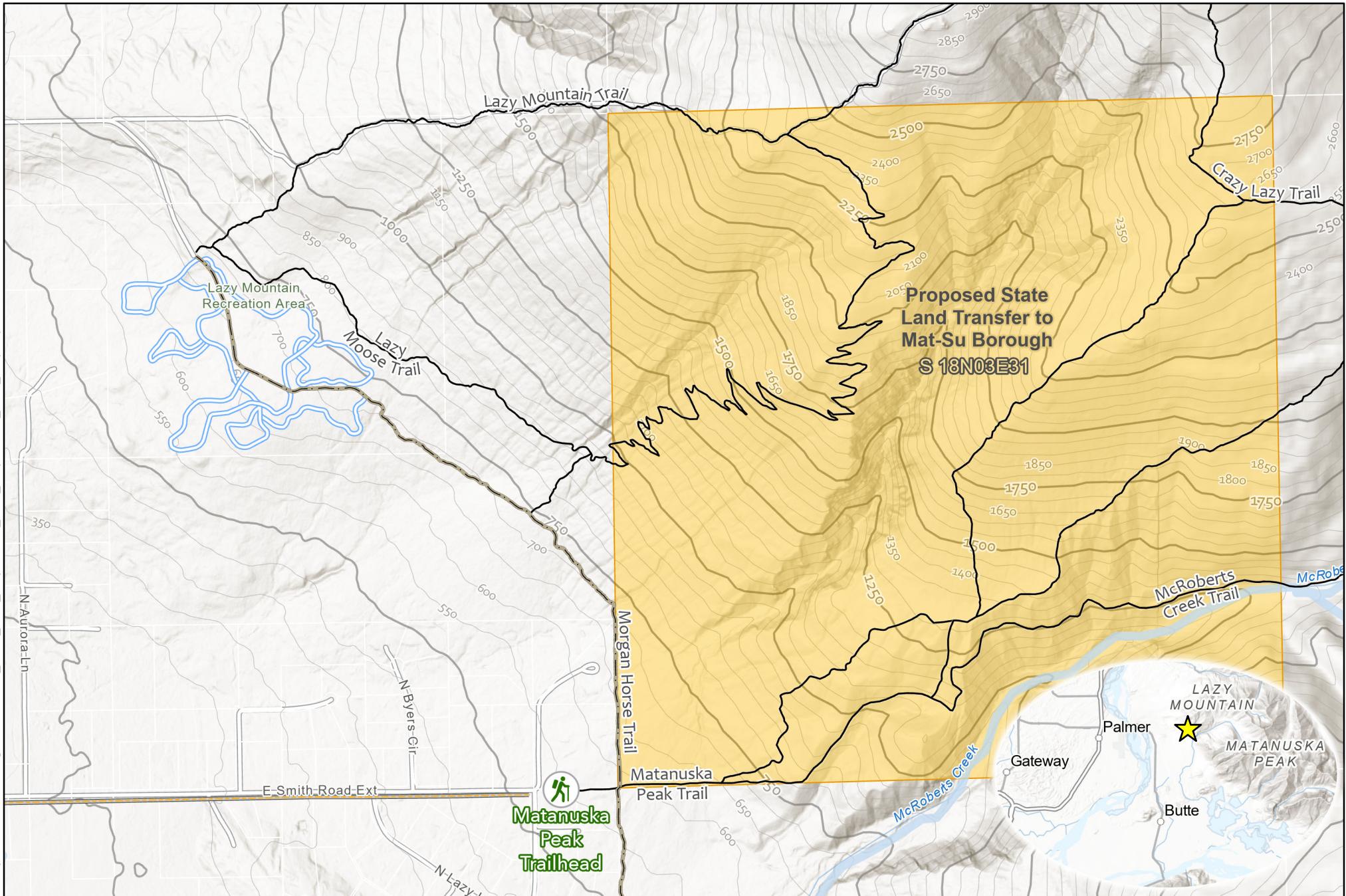
POSITIONS:

| | | | | | | |
|-----------|--|--|--|--|--|--|
| Full-Time | | | | | | |
| Part-Time | | | | | | |
| Temporary | | | | | | |

ANALYSIS: (Attach a separate page if necessary) *Price to be determined, but should be minimal

| | |
|--------------|---------------------------------|
| APPROVED BY: | 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



Matanuska Peak Trailhead | Proposed Land Transfer



Parcel of Interest

Area Trails

Equestrian Trail

Hiking Trails

Separated Path

Winter Ski Trails

ROW and Easements

ROW RR

ROW Easement

Section line easement

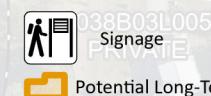


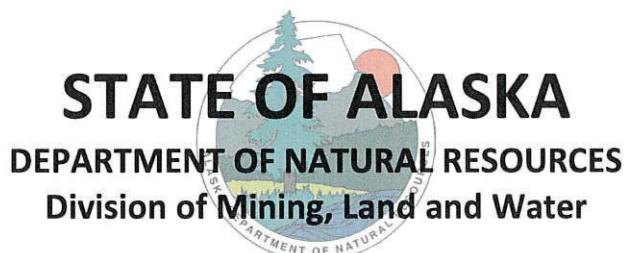
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IM 25-257
RS 25-117



Matanuska Peak Trailhead | Conceptual Lease & Parking Lot Expansion

8B02L004





Land Conveyance Section
550 W. 7th Ave., Suite 640
Anchorage, AK 99501-3576
907-269-8594
dnr.noncompland@alaska.gov

Statewide TTY – 711 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PUBLIC AND CHARITABLE USE PURCHASE OF STATE LAND AS 38.05.810

Date: 11/3/2025

ADL# (assigned by DNR): _____

APPLICANT INFORMATION

Applicant's Name (please print): Matanuska-Susitna Borough

Name of Applicant's Representative (please print): Joe Metzger

Mailing Address: 350 E Dahlia Ave

City: Palmer State: AK Zip Code: 99645

Message Phone: _____ Work Phone: 907-861-7864 Cell Phone: _____

Email: Joseph.Metzger@matsugov.us Fax: _____

If the applicant is a non-profit corporation, a public utility or common carrier, is it registered and licensed in Alaska and presently in good standing? Yes No

If the applicant is a non-profit corporation, is it tax-exempt under federal law? Yes No

If the applicant is a non-profit corporation, please attach a copy of the non-profit corporation's State of Alaska business license, a resolution or other document authorizing the individual listed above to represent the non-profit corporation, and a copy of the non-profit corporation's federal tax-exempt certification (e.g., 501(c)(3) certification). If the applicant is a licensed public utility or common carrier, please attach a copy of the certificate of public convenience and necessity applicable to the application area. APPLICATIONS CANNOT BE ACCEPTED WITHOUT THIS DOCUMENTATION. THE STATE AT THIS TIME CANNOT ACCEPT APPLICATIONS FROM A TRUST.

Are you currently in default on, or in violation of, any purchase contract, lease, permit, or other authorization issued by the Department of Natural Resources under AS 38.05? Yes No

Within the past three years, has the Department of Natural Resources foreclosed or terminated any purchase contract or lease issued to you by the department? Yes No

PROPERTY INFORMATION

Legal Description: Lot(s) _____ Block/Tract _____ Name of subdivision _____

Survey # unsurveyed Recorded plat # _____ Recording District _____

Meridian: Copper River Seward Fairbanks Umiat Kateel River

Township(s) 18 North South, Range(s) 3 East West, Section(s) 31, Acres 640

Township(s) _____ North South, Range(s) _____ East West, Section(s) _____, Acres _____

Borough, municipality, or community: Matanuska-Susitna Borough (Butte)

General geographic location (waterbody, landmark): South of Lazy Mtn, west of McRoberts Creek

Are there improvements on the land? Yes No If Yes, who owns the improvements?

Hydroelectric Station and underground electric cable (permit expired). State owns these improvements

Describe the improvements and when they were built:

ADL225181, 6-21-1991 State granted Earle Ausman a private, non-exclusive ROW permit to build hydroelectric station

Is the land applied for subject to any existing leases? Yes No, or permits Yes No?

PUBLIC AND CHARITABLE USE INFORMATION

Check the statutory authority below under which you are applying. * You can only check one statutory authority.

- AS 38.05.810(a)(1):** sale of state land to a state or federal agency or political subdivision.
- AS 38.05.810(a)(2):** sale of coal deposits to a qualified public utility.
- AS 38.05.810(a)(3):** sale of state land to a tax-exempt non-profit corporation, association, club, or society organized and operated for the management of a cemetery or solid waste or other public facility.
- AS 38.05.810(a)(4):** sale of land within a state subdivision to a subdivision's nonprofit, tax-exempt homeowner's association.
- AS 38.05.810(e):** sale of state land to a licensed public utility or licensed common carrier.

What is the intended use of the property?

Recreation Use, mitigate inadequate parking issue

What improvements do you plan to construct on the property?

New trailhead/parking facility for the Mat Peak/McRoberts Trail. Eklutna Inc is set to extend Smith Rd to develop a subdivision within S17N03E06, resulting in the removal of the existing 4-5 car parking lot at the end of Smith Rd.

ADDITIONAL REQUIRED INFORMATION

All additional forms must be completed, signed by the applicant(s), and returned with this application form. **Incomplete applications will not be accepted.**

- Agreement to Bear Costs
- Applicant Environmental Risk Questionnaire
- Development Plan

In signing this application, the applicant(s) hereby attest(s) that the information herein provided is true and correct to the best of the applicant(s') knowledge. False or incorrect information may result in the application being rejected; the application fee will not be returned.

Signature of authorized representative

Date

Title

NOTICE TO APPLICANT:

* This application will not be considered unless accompanied by the appropriate filing fee and completed in full. **THE FILING FEE WILL NOT BE REFUNDED, NOR IS IT TRANSFERABLE.** All checks are to be made payable to the Department of Natural Resources. The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It merely expresses the desire to purchase a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing land. It is not a claim, nor does it in any way obligate the state to sell land.

* For applications filed by a municipality under AS 38.05.810, if there is a remaining municipal entitlement under AS 29.65, the municipality may be required to file an application for a municipal entitlement instead, or the land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.

* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

For Department Use Only

Application received date stamp

Receipt Type: 8A – Application

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Northern Region
3700 Airport Way
Fairbanks, AK 99709-4699
907-451-2740
nro.lands@alaska.gov

Southcentral Region
550 W. 7th Ave, Suite 900C
Anchorage, AK 99501-3577
907-269-8503
dnr.pic@alaska.gov

Southeast Region
P. O. Box 111020
Juneau, AK 99811-1020
907-465-3400
sero@alaska.gov

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

ADL # _____ (assigned by DNR) Date 11/3/2025

Applicant (should match business license) Matanuska-Susitna Borough

Mailing Address 350 E Dahlia Ave

City/State/Zip Palmer, AK 99645 Email Joseph.Metzger@matsugov.us

Primary Phone (907) 861-7864 Secondary Phone _____

Does the applicant have a current Alaska business license? Yes No License # _____

Type of license (partnership, LLC, corporation, etc.)? _____

Describe the proposed use of and activity on the state land:

Construct a new trailhead facility to serve the Mat Peak/McRoberts Creek Trail on state land (S18N03E31). The existing trailhead at the end of Smith Rd will be removed due to future Eklutna Inc. subdivision development and has long been inadequate for demand, often leading to parking congestion and conflicts. The new site will be developed to provide sufficient parking capacity and allow for potential addition of amenities, such as restroom, as funding permits.

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? Yes No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper if necessary.

ADL # _____

Page 1 of 3

Applicant Environmental Risk Questionnaire Form (Regions - Rev. 07/25)

IM 25-257
RS 25-117

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a) Where will the tank be located?

n/a

b) What will be stored in the tank?

n/a

c) What will the tank's size be in gallons?

n/a

d) What will the tank be used for? (Commercial or residential purposes?)

n/a

e) Will the tank be tested for leaks? Yes No

f) Will the tank be equipped with secondary containment? Yes No. If yes, describe:

n/a

g) Will the tank be equipped with leak detection devices? Yes No. If yes, describe:

n/a

Do you know or have any reason to suspect that the site may have been previously contaminated? Yes No.
If yes, please explain:

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Name

Applicant Signature

Date

Agency, Municipality, or Organization and Position Title (if applicable)

In submitting this form, the applicant certifies that no changes have been made to the original text of the form or any attached documents provided by the Division.

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality under AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any other member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010-AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

Land Conveyance Section
550 W. 7th Ave., Suite 640
Anchorage, AK 99501-3576
907-269-8594
dnr.noncompland@alaska.gov

Statewide TTY – 711 for Alaska Relay or 1-800-770-8973

**INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN
FOR A PUBLIC AND CHARITABLE USE PURCHASE APPLICATION**

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information in a development plan is needed to provide a complete review of the application and the proposed use and development.

Insufficient information in the development plan in support of a public and charitable use purchase application or failure to provide a development plan may delay the application's processing.

Guidelines for Preparing a Development Plan. The development plan must include the following:

- 1) **Written Project Description:** A detailed written description (narrative) of the intended use and level of planned development and an explanation of the sketch or blueline drawing. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
 - a) **Project Description.** Describe the type of activities and development planned for the site; describe and explain the items shown on the sketch or blueline.
 - b) **Legal Description.** Provide a legal description of the parcel, i.e., a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
 - c) **Access.** Describe the existing and planned access and mode of transportation.
 - d) **Building and Other Structures.** Describe each planned building or structure.
- 2) **Project Maps:** A detailed visual representation of the intended use and level of planned development to include the following:
 - a) **Maps.** A USGS map at a scale of at least 1:63,360 showing the location of the proposed project.
 - b) **Sketch or Blueline Drawing.** A sketch of the planned development drawn to scale to include the following, if applicable to the proposed project:
 - i. Section, Township, and Range lines; North arrow; scale; and legend.
 - ii. All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
 - iii. Location and dimensions of any buildings, and other structures and improvements, appropriately labeled.
 - iv. Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
 - v. Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
 - vi. Location of parking areas and areas for storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above.

DEVELOPMENT PLAN FOR A PUBLIC AND CHARITABLE USE PURCHASE APPLICATION

Date: 11/3/2025

ADL # (assigned by DNR): _____

Written Project Description (additional pages may be attached if necessary)

Location: Township 18N, Range 03E, Sec. 31

The project proposes construction of a new trailhead parking facility for the Mat Peak/McRoberts Creek Trail with capacity for up to 40 or more vehicles. The site will be accessed from the future Smith Rd. extension following the Eklutna Inc. subdivision development. Work will include clearing, grading, and surfacing the area to create an organized parking facility. This development is intended to replace the existing Smith Rd trailhead, which will be removed once subdivision construction begins.

In signing this development plan, the applicant hereby attests that the information herein provided is true and correct to the best of the applicant's knowledge, and the required map(s) and sketch or blueline drawing of the proposed project are attached.

Signature

Date _____

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120, unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, or qualifies for confidentiality AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the Department may retain this record as an electronic record and destroy the original.

For Department Use Only

Received date stamp