


SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A TIME EXTENSION THROUGH 2027 OF THE CURRENT LAND CLASSIFICATION ON BOROUGH-OWNED LAND LOCATED IN PALMER SOUTH OF THE SCHOOL DISTRICT ADMINISTRATION BUILDING TO ALLOW ADDITIONAL PLANNING BY PALMER LITTLE LEAGUE FOR A POTENTIAL INDOOR BASEBALL FACILITY ON SAID LAND(MSB007513).

AGENDA OF: May 3, 2022


ASSEMBLY ACTION:

Adopted without objection 5-17-22


MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY Michael Brown, Borough Manager:

MB

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>MB</i>	<i>4-6-22</i>
	Community Development Director	<i>MB</i>	
	Planning and Land Use Director	<i>MB</i>	
	Finance Director	<i>MB</i>	
	Borough Attorney	<i>MB</i>	
	Borough Clerk	<i>MB 4/25/22</i>	

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

Exhibit "A" Map (1 pp)

Conceptual Facility Design Site Plan (1 pp)

Previously Approved Ordinance

Serial No. 20-002 (4 pp)

Ordinance Serial No. 22-054 (2 pp)

SUMMARY STATEMENT:

A land classification was approved by the Matanuska-Susitna Borough Assembly under Ordinance Serial No. 20-002 for a five-year period to allow Palmer Little League time to determine feasibility and seek funding for an indoor baseball facility. In order to apply for grants and other funding, identifying a potential building site was needed. Borough-owned property (tax

parcel 18N02E33A015) located west of Academy Charter School and south of school district administration offices in Palmer was dually classified as Reserve Use and Public Recreation Use for such purpose.

Great momentum has been made by Palmer Little League since 2020 to include developing a building committee, concept design and renderings, Engagement Plan with Agnew:Beck consultants, cost estimates (pre-covid), as well as researching similar facilities, identifying initial partners and fundraising strategies. While these many critical inroads have been set in motion or have been accomplished, the pandemic and its unforeseen effects set planning efforts back with regard to increased costs, supply availability and confirmed sponsorship for funding.

Palmer Little League is currently working on updated cost estimates (post-covid), developing facility operating cost and revenue pro forma, and onboarding a Capital Campaign Fundraiser. As they re-evaluate and develop these items, reconnect with potential sponsors and reach out to new ones, they have requested a time extension through 2027 for the land classification as previously approved.

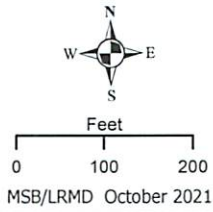
The project continues to have strong support and future discussion with stakeholders remains at the forefront to determine what is in the public's best interest for connectivity, potential community multi-use of the facility, and funding for the project.

As intended previously, if Palmer Little League is able to achieve their goals for this facility, legislation will be forwarded to the Assembly for approval of a long-term, less than fair market value lease with Palmer Little League for approximately 5-acres of land in the northern portion of the subject parcel identified as tax parcel 18N02E33A015.

RECOMMENDATION OF ADMINISTRATION:

Borough Assembly time extension through 2027 of the 2020 approved land classification of Reserved Use as Public Recreation for planning purposes by Palmer Little League for an indoor baseball facility.

EXHIBIT A
18N02E33A015



(5032)

TR 3

MSBSD School District
Administration Building

Proposed Access 60' wide

1 2 3 4 5 6 7 (1) 8 9

E-Eklutna-Ave

(1) 18 17 16 15 14 13 12 11 10

CRANBERRY MEADOWS

19 20 21 22 23 24 25 26 27

E-Beaver-Ave

16 1 16 1

15 (3) 2 15 (2) 2

14 3 14 3

13 4 13 4

12 5 12 5

11 6 11 6

10 7 10 7

9 8 (1431) 9 8

E-Auklet-Ave

CRANBERRY MEADOWS ADD 1

1 2 3 4 5 6 7 8 9 10

(4) (1665)

A15

MSB Reserved Use as
Public Recreation Land
5 Acres

Sherrod
Sports Complex

TR
2-2

Area for
Academy Charter
School Expansion
and Parking
10 Acres

(5032)

Academy Charter
School

TR 2-1

Existing Driveway

880'

Approx. 100' wide buffer from neighborhood

Access Road - approx. 60' wide

500'

To Old Glenn Hwy

E-Arctic-Ave

18

D25

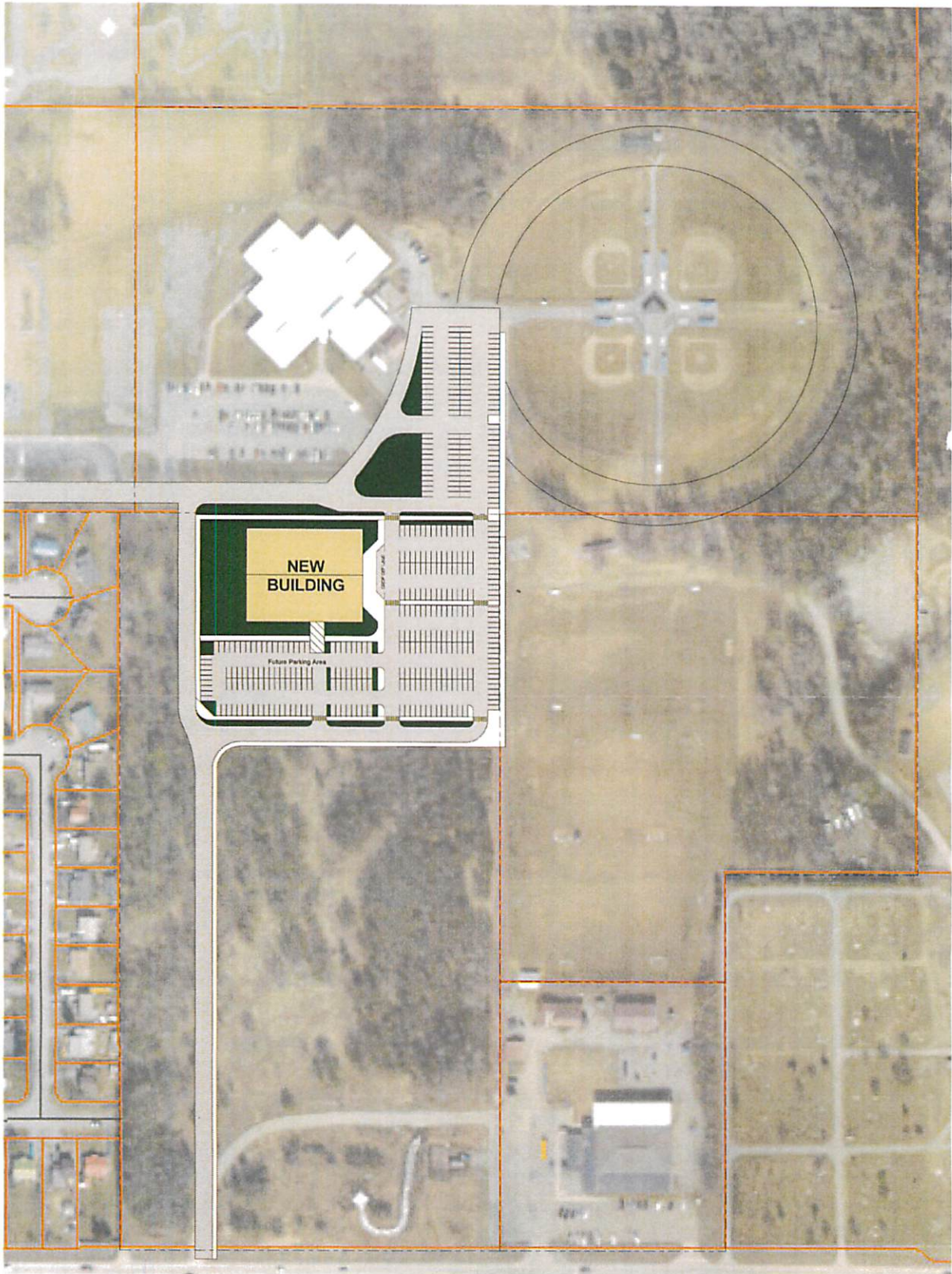
D22

D6

OR 22-054
IM 22-097

S Palmer-Airport-

1-2



0122-054
Im 22-097



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.

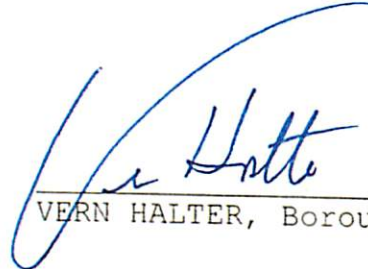
BE IT ENACTED:

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

OK 22-054
IM 22-097