

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE ACQUISITION OF GOVERNMENT LOT 16 (MSB TAX #17N04W27C020) IN THE AMOUNT OF \$71,300 WHICH IS THE BOROUGH ASSESSED VALUE, TO BE RETAINED IN PERPETUITY FOR PUBLIC USE AND RIGHT-OF-WAY CONNECTIVITY, AND APPROVING A SUPPLEMENTAL APPROPRIATION FOR THE COST OF ACQUISITION FROM THE LAND MANAGEMENT PERMANENT FUND, FUND 203, TO THE FISCAL YEAR 2017 LAND MANAGEMENT OPERATING BUDGET (MSB007257).

AGENDA OF: MAY 16, 2017

ASSEMBLY ACTION:

Adopted with Assembly member
McKee opposed 6-6-17 (B)

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

| Route To: | Department/Individual | Initials | Remarks |
|-----------|--------------------------------|----------|---------|
| | Originator | NSC | |
| | Community Development Director | GP | |
| | Finance Director | GP | |
| | Borough Attorney | NS | |
| | Borough Clerk | Sam | 5/8/17 |

ATTACHMENT(S) : Fiscal Note: YES ☒ NO ☐
Vicinity Map (1 pp)
Public Comments (28 pp)
Ordinance Serial No. 17-060 (4 pp)

SUMMARY STATEMENT:

The Mental Health Trust Land Office (Trust) announced its Notice of Decision to Dispose of Trust Parcels through a statewide land sale program under the provisions of AS 38.05.801. One of the properties to be included for sale in 2018 is Government Lot 16 located in Big Lake.

This particular parcel has been utilized for years as the Ice Road connector between Flat Lake and Mirror Lake along the Big Lake trail and winter road systems, and provides access to many residents living in the area. The water channel between these

two water bodies rarely freezes and numerous motorized vehicles have broken through the ice over the years; therefore traffic has gravitated onto the uplands owned by the Trust (Government Lot 16, MSB Tax ID#17N04W27C020) for safer travel.

The Trust operates much like a private foundation, using its resources and proceeds to implement change and improvement in Alaska's mental health continuum of care. There is no recorded easement or agreement for use by the public within this parcel. If the parcel were sold to an individual or entity unwilling to retain similar public use of the parcel, safe connectivity of the Ice Road, water bodies, and trail system could cease forever.

The borough recognizes the vast public use of this particular connector and the importance of retaining it for safe access to both full time and recreational residences and associated trails. Land and Resource Management spoke with the Trust and requested to forego the competitive process in order to purchase the parcel by application for the borough assessed value of \$71,300. An application to purchase Lot 16 has been submitted to the Trust, but approval through a Final Decision issued by the Trust must still be obtained. The borough's understanding is the Trust will support the request for acquisition under the terms stated above. If the land acquisition is approved by the borough assembly and by the Trust, the borough will retain the parcel in perpetuity to ensure public safety, health and welfare is maintained through a safe corridor.

A borough inter-department review was conducted and public notice was initiated in accordance with MSB 23.05.025. The public overwhelmingly supports the proposed purchase and retention of the parcel and no objections have been received.

Authority:

In accordance with MSB 23.10.275 and the policy and procedures adopted by Assembly resolution, the manager may through solicitation or negotiation acquire land or interest therein when for public purpose. Acquisition of Lot 16 comports with borough code, policy and procedure.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the acquisition of Government Lot 16 (MSB Tax #17N04W27C020) for the borough assessed value of \$71,300, in order to retain the lot in perpetuity for public use and right-of-way connectivity, with supplemental appropriation from the Land Management Permanent Fund, Fund 203, to the Fiscal Year 2017 Land Management operating budget to cover the cost of acquisition.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: May 16, 2017

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly approving the acquisition of Government Lot 16 (MSB tax #17N04W27C020) in the amount of \$71,300 which is the borough assessed value, to be retained in perpetuity for public use and right-of-way connectivity, and approving a supplemental appropriation for the cost of acquisition from the Land Management Permanent Fund, Fund 203, to the Fiscal Year 2017 Land Management operating budget (MSB007257).

ORIGINATOR:

| | |
|--|--|
| FISCAL ACTION (TO BE COMPLETED BY FINANCE) | FISCAL IMPACT: <input checked="" type="radio"/> YES <input type="radio"/> NO |
| AMOUNT REQUESTED \$ 71,300 | FUNDING SOURCE <i>Land Mgt Perm Fund</i> |
| FROM ACCOUNT # 203. . .262.400 | PROJECT # |
| TO ACCOUNT : 203.170.141.455.000 | PROJECT # |
| VERIFIED BY: <i>Barbara Baumgardt</i> | CERTIFIED BY: |
| DATE: <i>5/2/17</i> | DATE: |

EXPENDITURES/REVENUES:

(Thousands of Dollars)

| OPERATING | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 |
|--------------------|--------|--------|--------|--------|--------|--------|
| Personnel Services | | | | | | |
| Travel | | | | | | |
| Contractual | | | | | | |
| Supplies | | | | | | |
| Equipment | | | | | | |
| Land/Structures | | | | | | |
| Grants, Claims | | | | | | |
| Miscellaneous | | | | | | |
| TOTAL OPERATING | | | | | | |

| | | | | | | |
|---------|-----------|--|--|--|--|--|
| CAPITAL | <i>71</i> | | | | | |
|---------|-----------|--|--|--|--|--|

| | | | | | | |
|---------|--|--|--|--|--|--|
| REVENUE | | | | | | |
|---------|--|--|--|--|--|--|

FUNDING:

(Thousands of Dollars)

| | | | | | | |
|---------------------|-----------|--|--|--|--|--|
| General Fund | | | | | | |
| State/Federal Funds | | | | | | |
| Other | <i>71</i> | | | | | |
| TOTAL | <i>71</i> | | | | | |

POSITIONS:

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

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: *Chapman Hand* DATE: _____
 APPROVED BY: _____ DATE: *5/2/17*

Elizabeth Derbonne

From: Mike Selhay <mshay@bncak.com>
Sent: Wednesday, April 26, 2017 8:14 AM
To: Land Management
Cc: Tiffany Selhay; dchaggard83@gmail.com; Mike Selhay

To whom it may concern:

I am writing this email to request you to please consider the purchase of the Flat Lake landing from Mental Health.

This pathway is a safety necessity for many families who call Flat Lake home and for those who use it for their recreational cabin use. This is also the same route emergency vehicles, heating fuel delivery trucks, septic trucks, lumber delivery trucks use. Closing this road would cause many safety concerns for Flat Lake. In summary, a closure would also have an impact on local businesses as well as residents.

As you know, the water channel is not a safe travel route between Mud Lake and Flat Lake. If there were a closure, then it would unfortunately push traffic through the unsafe water channel, which could lead to many more potential issues such as safety and environmental hazards.

The Mat-Su Borough will need to also keep in mind that the property tax structure for all Flat Lake properties would have to be greatly reduced to reflect if there were a Flat Lake Landing closure. An open Flat Lake Landing would allow the Mat-Su Borough to keep the tax rates for all properties at the current rate.

Due to safety concerns, financial impacts, and environmental hazards, we recommend that the Mat-Su Borough considers the purchase of the Flat Lake Landing from Mental Health.

Please contact us if you have any questions.

Best regards,

Mike and Tiffany Selhay
907.242.7361

Elizabeth Derbonne

From: KC Corporation <jjames@kccorporation.com>
Sent: Sunday, April 23, 2017 2:56 PM
To: Land Management
Subject: Flat Lake Landing Purchase

To whom it may concern:

I am writing this email to request you to please consider the purchase of the Flat Lake landing from Mental Health.

This pathway is a safety necessity for many families who call Flat Lake home and for those who use it for their recreational cabin use. This is also the same route emergency vehicles, heating fuel delivery, vehicles, septic trucks, lumber delivery trucks use. Closing this road would cause many safety concerns for Flat Lake. In summary, a closure would also have an impact on local businesses as well as residents.

As you know, the water channel is not a safe travel route between Mud Lake and Flat Lake. If there were a closure, then it would unfortunately push traffic through the unsafe water channel, which could lead to many more potential issues such as safety and environmental hazards.

The Mat-Su Borough will need to also keep in mind that the property tax structure for all Flat Lake properties would have to be greatly reduced to reflect if there were a Flat Lake Landing closure. An open Flat Lake Landing would allow the Mat-Su Borough to keep the tax rates for all properties at the current rate.

Due to major safety concerns, heavy financial impacts, and risky environmental hazards, I would highly recommend that the Mat-Su Borough considers the purchase of the Flat Lake Landing from Mental Health.

Please contact me if you have any questions.

Best regard,

Jesse James
Superintendent
KC Corporation
907-529-1126
jjames@kccorporation.com

Elizabeth Derbonne

From: Wes Erb <akcavok@gmail.com>
Sent: Thursday, April 20, 2017 2:41 PM
To: Dan Mayfield; Land Management
Subject: MSB007257/ Mental Health Land Acquisition

Hello,

I would like to register my strong support for MSB 007257 / Mental Health Land Acquisition at the end of Purinton Road on Flat Lake / Mud Lake. Until now, the granting of road access to the communities of Flat Lake and Mud Lake via the Mental Health lot parcel at the end of Purinton Road has been an informal affair. On that lot, one can see from the pictures below it is a very busy spot serving as a public launch for boats as well as the only public road access that residents of Flat Lake and Mud Lake have. Residents of both these lakes have spent their own money, time, and effort into repairing and maintaining the parking lot there, and the Big Lake Trail system uses the road crossing from Mud Lake to Flat Lake as well in the winter once the ice road is established. As a full time resident of Flat Lake, I cannot stress enough the importance of maintaining a right of way access to the road system.

In my opinion, the MSB purchasing this lot for continued public access is vital in 3 respects. First, the loss of any road access to the residents of Flat Lake would be devastating. They would literally become a landlocked community with no public access to get to or leave their homes. Travel across the lake 1.5 miles to the parking area now is challenging enough with residents using a variety of methods to accomplish this including cars, snow machines, 4 wheelers, skiffs, jet skis, boats, and even hovercrafts depending on the season. But they all depend on reaching the safety of the Flat Lake landing to continue on the road system as travel through the "channels" between the lakes is treacherous and ill advised due to continual thin ice. (See TruckinChannel pic below).

Absent the ability to get to Purinton road or the ice road (Ice 5) via the MH lot, travel to and from Flat Lake would be impossible in winter and virtually impossible in summer as they would have to cross 7 miles of treacherous open water on Big Lake to get to the nearest public landing.

A second consideration is the loss of the Big Lake Trail system right of way that crosses the lot from Mud Lake to Flat Lake. As travel through the channels is impossible, the trail groomers and users depend on crossing the MH lot to get to the west side of the Trail system. If this lot were blocked, groomers could not make it past Mud Lake, and the 5 man plow crew on Flat Lake that maintains the Ice road on Big Lake as well could not plow Ice 5, a considerable loss of volunteer effort. Much effort was put into securing a right of way along the Big Lake to Mud Lake access road for this very reason, thanks to Dan Mayfield. But this access would be useless if it subsequently ended at Mud Lake, the right of way needs to be preserved onto Flat Lake as well.

Lastly, it should not be discounted the huge loss of tax revenue that would come from stranding all the homes on Flat Lake. Conservative estimates put our collective tax revenue at somewhere close to \$200,000 annually, for which we receive very little as we have no official road access or fire service. But if the community became in fact landlocked with no access (fly in only), home values would plummet to probably less than half their present value. This loss of income would be hard felt by the MSB and would make the relatively small cost of this purchase pale in comparison.

For these compelling reasons, I ask for your support of MSB 007257 to purchase the Mental Health lot for public use and preserve our single lifeline to what passes for civilization these days. We will simply disappear without it.

Warm regards,

Wes Erb
Resident of Flat Lake
907-441-2382



FlatLakeChannel.jpeg



TruckinChannel.jpeg



FlatLake3.JPG



FlatLake2.JPG



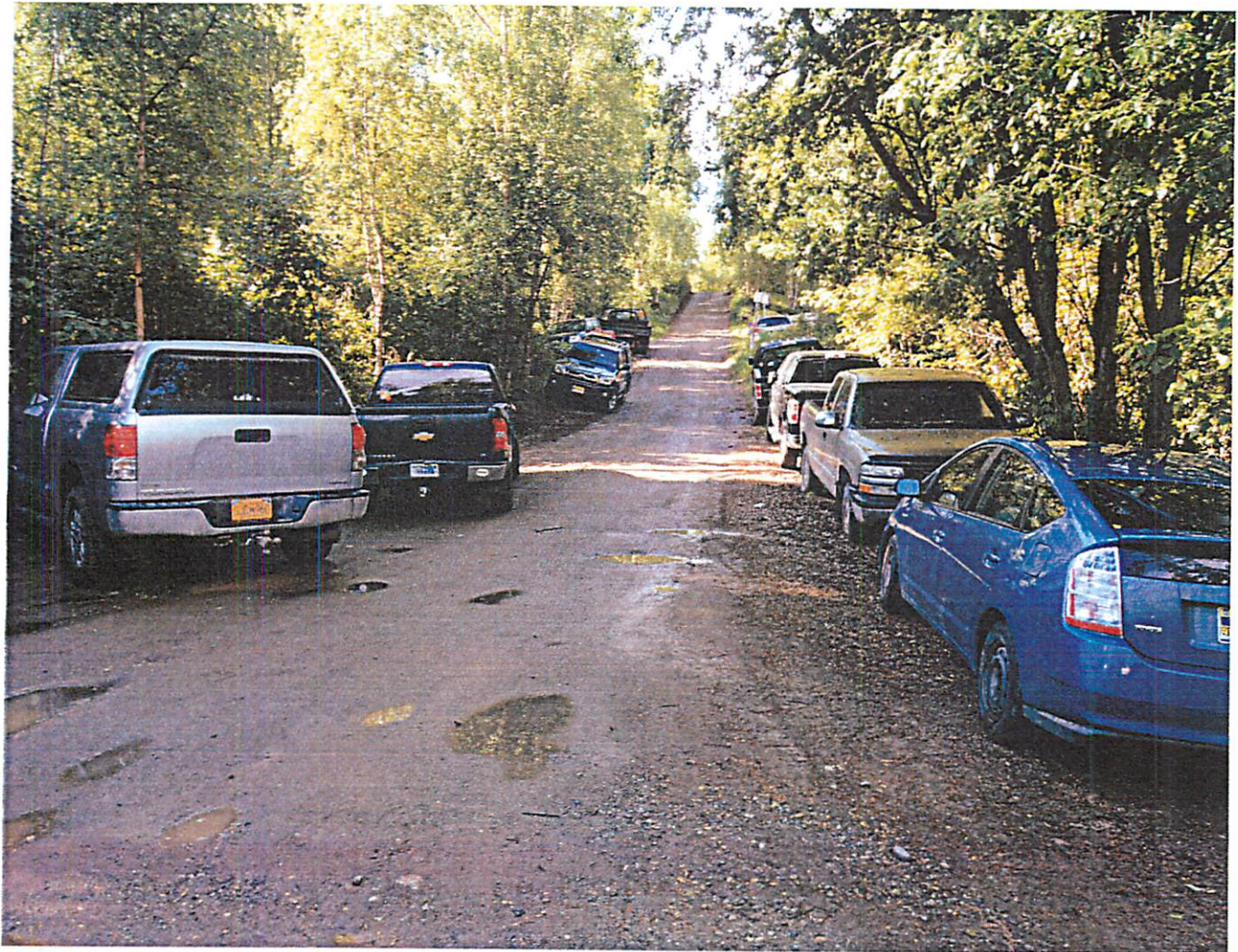
FlatLake1.JPG

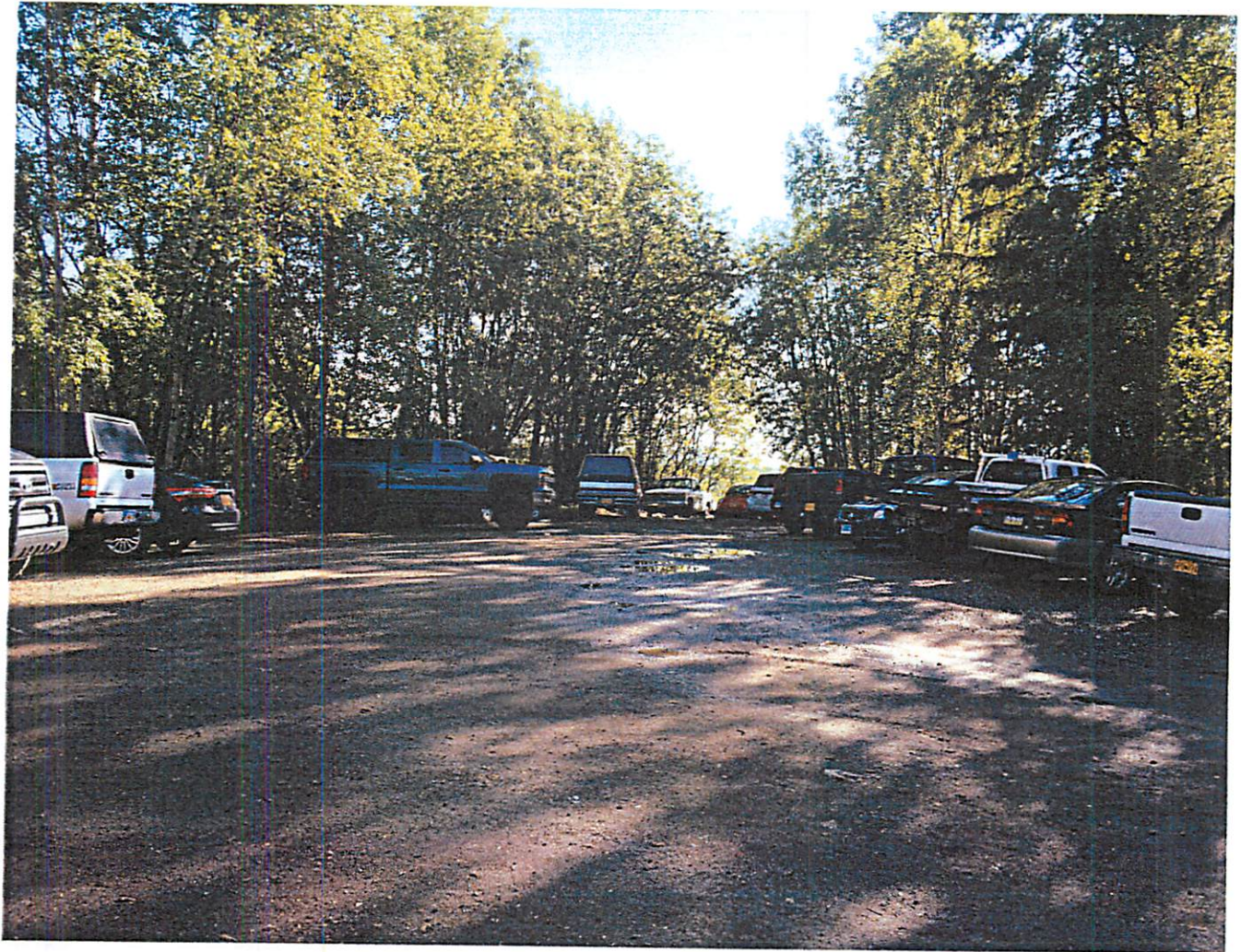




Im17-089
OK17-060
4/24/2017









MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

APR 19 2017

Community Development

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB007257)

Tax ID: 17N04W27C020

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, proposes to acquire Government Lot 16 (MSB Tax #17N04W27C020) from the Mental Health Trust Land Office (MHTLO) for purpose of retaining the parcel for public use. The parcel has been used for many years as a connector for the Big Lake Trail system (aka ice road) between Flat Lake and Mirror Lake. The channel between the two lakes rarely freezes; therefore, the trail has traversed across uplands owned by MHTLO. The Trust Office proposes to sell the parcel under competitive bid which could cut off access and the borough proposes to purchase the land for its assessed value in order to ensure public access and use in perpetuity.

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 **April 29, 2017**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB007257/MENTAL HEALTH LAND ACQ WHEN SUBMITTING COMMENTS).

Comments: Please purchase this parcel for public use. My family own a cabin on Flat Lake and my husband and I plan on moving out there full time in the next two years. We would have no way to access the property without being able to use this access.

Signature: Jane Gent Phone: (907) 240-0392

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place
Stamp
Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Im17-089
OR17-060

Elizabeth Derbonne

From: Roberta James <rocks1895i@gmail.com>
Sent: Thursday, April 13, 2017 9:33 PM
To: Land Management
Subject: Legal access Flat Lake acquisition Ref. MSN007257 / Mental Health ACQ

Flat Lake Island is our primary residence . Without access to Flat Lake at " the point " we would be without winter access to our home.

Also, no Septic pumping or fuel delivery. Summer is not an issue because we pay for a boat slip at Southport annually. However, in emergency's we , as others park at the point to p/u friends and family or materials, and or Medical . Needless to say we support the Acquisition Access to Flat Lake.

Robert , Roberta & Jesse James
Unit 3 Lot 3 Flat Lake Island

Roberta James
1-907-696-6161
Sent from my iPhone

Robert G. Nibert



Flat Lake Island
892-7382
Text 907-748-2586

April 12, 2017

To: Mat Su Borough

Re: MSN 007257/Mental Health ACQ

I Support the Mat Su Borough acquisition of the property located at Flat Lake/Mud Lake channel.

We have owned our place on Flat Lake Island since 1978 and will be retiring to live there full time in the coming year. There are many long term, full time residents residing on the lake which there only access to properties is via the Flat lake channel. In the winter the ice thru the channel will not support vehicle or even lighter ATV traffic and the only way to access flat lake is over the land at the channel.

Living full time on flat lake would be practically impossible in the winter with no access for personal, fuel, septic and other emergency Mat Su vehicles that are required throughout the winter. Over the years Flat Lake has developed into a largely residential development and is an active part of the Big Lake community. Without this particularly needed access on and off Flat Lake, all residents will be horribly impacted.

Therefore my wife and I are asking the Mat Su Borough to please acquire the property known as (The Flat Lake Landing) from the mental health Trust enabling us and all residents continued access to our homes.

We love living in the Borough with the opportunities allowed to us and will hate to see this taken away.

I appreciate your time and involvement with this issue.

Warm regards,
Robert G. Nibert



Im17-089
OR17-060



MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645



U.S. POSTAGE >> PITNEY BOWES

ZIP 99645 \$ 000 46⁰
02 1W
0001399405 MAR 31

56080000L001 10
COLBERG JAS WM & DZINTRA
7085 E MATANUSKA SPUR RD
PALMER, AK 99645

FIRST CLASS

RECEIVED

APR 10 2017

Community Development

PUBLIC NOTICE

9964538947 H001

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB007257)

Tax ID: 17N04W27C020

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, proposes to acquire Government Lot 16 (MSB Tax #17N04W27C020) from the Mental Health Trust Land Office (MHTLO) for purpose of retaining the parcel for public use. The parcel has been used for many years as a connector for the Big Lake Trail system (aka ice between Flat Lake and Mirror Lake. The channel between the two lakes rarely freezes; therefore, the trail has crossed across uplands owned by MHTLO. The Trust Office proposes to sell the parcel under competitive bid which will provide off access and the borough proposes to purchase the land for its assessed value in order to ensure public use and use in perpetuity.

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 **April 30, 2017**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB007257/MENTAL HEALTH LAND ACQ WHEN SUBMITTING COMMENTS).

Comments:

it would seem to have "grandfather rights" for public use & parking since it's been used that way for at least since the early 1970's.

Signature:

Jim Colberg (Jim Colberg)

Phone:

745-4406

ANCHORAGE AK 995

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters, please call 861-7801.

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
APR 10 2017
RECEIVED



*This public notice & request for comments is in compliance with MSB Code 23.05.025
PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

Im17-089
0R17-060



MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645



U.S. POSTAGE >> PITNEY BOWES

ZIP 99645 \$ 000.46⁰
02 1W
0001399405 MAR 31 2017

RECEIVED

APR 10 2017

Community Development

56276000L006 19
KINCAID TERRY M & BRIDGET K
175 W FALLEN LEAF CIR
WASILLA AK 99654

FIRST CLASS

PUBLIC NOTICE

99654\$7995 C007

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB007257)

Tax ID: 17N04W27C020

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, proposes to acquire Government Lot 16 (MSB Tax #17N04W27C020) from the Mental Health Trust Land Office (MHTLO) for purpose of retaining the parcel for public use. The parcel has been used for many years as a connector for the Big Lake Trail system (aka ice road) between Flat Lake and Mirror Lake. The channel between the two lakes rarely freezes; therefore, the trail has traversed across uplands owned by MHTLO. The Trust Office proposes to sell the parcel under competitive bid which could cut off access and the borough proposes to purchase the land for its assessed value in order to ensure public access and use in perpetuity.

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 **April 30, 2017**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB007257/MENTAL HEALTH LAND ACQ WHEN SUBMITTING COMMENTS).

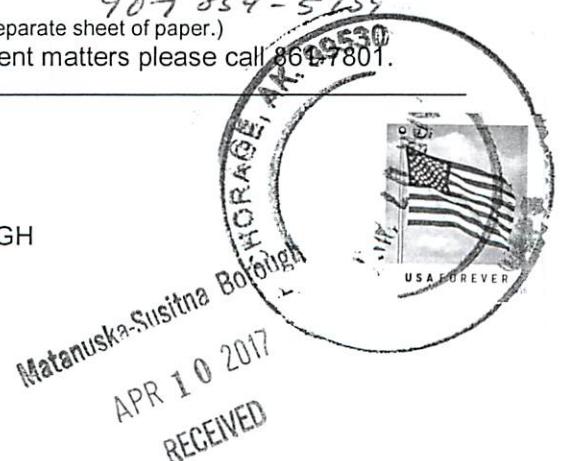
Comments: This public land channel is crucial for public safety and environmental reasons. Vehicles & snowmobiles driving through the water channel could cause human death & put fuel into the Big Lake system. This is also the only public access point to Flat Lake & parking for residents.

Signature: Terry Kincaid Phone: 907 862-5284
907 854-5259

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645



Im17-089
OR17-060



MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645



U.S. POSTAGE >>> PITNEY BOWES

ZIP 99645 \$ 000.41
02 1W
0001399405 MAR 31 2017

56080000L002 27
SCHLOSSER JANE L
SCHLOSSER DAVE
9541 EMERALD ST
ANCHORAGE AK 99502-1361

FIRST CLASS

PUBLIC NOTICE

99502-1361 C002

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Land Acquisition (MSB007257)

Tax ID: 17N04W27C020

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, proposes to acquire Government Lot 16 (MSB Tax #17N04W27C020) from the Mental Health Trust Land Office (MHTLO) for purpose of retaining the parcel for public use. The parcel has been used for many years as a connector for the Big Lake Trail system (aka ice road) between Flat Lake and Mirror Lake. The channel between the two lakes rarely freezes; therefore, the trail has traversed across uplands owned by MHTLO. The Trust Office proposes to sell the parcel under competitive bid which could cut off access and the borough proposes to purchase the land for its assessed value in order to ensure public access and use in perpetuity.

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 **April 30, 2017**. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB007257/MENTAL HEALTH LAND ACQ WHEN SUBMITTING COMMENTS).

Comments: IT IS REALLY IMPORTANT THAT THE (MSB) LAND & RESOURCE MGR
DIV. ACQUIRE LOT 16. WE NEED TO HAVE IT RETAINED IN ORDER TO DRIVE
FROM MIRROR LAKE TO FLAT LAKE IN THE WINTER TIME. IT IS ONLY ONE OF THE
ACCESS TO OUR CABIN ON FLAT LAKE - THANKS JANE, DAVE SCHLOSSER

Signature:

Jane Schlosser
LOT 2 COBBLAND ESTATE

Phone: 907-243-8002

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Matanuska-Susitna Borough
APR 07 2017
RECEIVED



*This public notice & request for comments is in compliance with MSB Code 23.05.025
PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

Im17-089
OR17-060

Elizabeth Derbonne

From: GCI <fairbanks@gci.net>
Sent: Thursday, April 06, 2017 4:30 PM
To: Land Management
Subject: Flat lake access via landing between mud lake and flat lake

I have a cabin on flat lake and need to use that access in the winter to get to my cabin Do the flat lake cabin owners need to buy the property to ensure access will continue?

Mary Fairbanks

952-1967

[Fairbanks@gci.net](mailto:fairbanks@gci.net)

Sent from my iPhone

Elizabeth Derbonne

From: Van Hoomissen <jdvan@gci.net>
Sent: Thursday, April 06, 2017 12:57 PM
To: Land Management
Subject: Flat Lake access for Public use

To Whom it may concern,

As owners of a cabin on Flat Lake built in 2003 and used extensively since, we totally support the continued access to our property via the landing on Flat Lake. Selling this to a private individual would devalue our property, as there would be no winter access. This would also directly impact other winter events/recreation such as The Irondog and snow machining in general, as grooming equipment would be unable to use the canal for said purpose. With the amount of privately held taxpayer land on Flat lake we think it is in the best interest of all involved that this remain public access.

Thank you,
Jim and Diane Van Hoomissen
907-646-0765

Elizabeth Derbonne

From: K Veech <kelliv01@yahoo.com>
Sent: Wednesday, April 05, 2017 3:21 PM
To: Land Management
Subject: MSN007257/Mental Health ACQ. Thanks!

Hello,
We have our retirement home on Flat Lake without road access. Our access to the lake in the summer and winter is the Flat Lake/Mud Lake landing. We've been using this access for ten years. There's many permanent home owners on Flat Lake that also use this access. For various safety reasons, we are asking that the Matanuska-Susitna Borough purchase this property and declare it as public use so we can continue to utilize this landing as a means to our home. We've seen many and assisted some ATVs, cars, and trucks that have fallen through the channels between Big Lake to Mud Lake and also from Mud Lake to Flat Lake. We are asking you to support Dan Mayfield's ordinance in hopes this property will be declared as public use. Thank you for your consideration.
Shawn and Kelli Veech
Lot 4 Pleasure Island, Flat Lake

Elizabeth Derbonne

From: Marilyn Schwantes <sunproperties1991@gmail.com>
Sent: Wednesday, April 05, 2017 1:29 PM
To: Land Management
Subject: MSB007257/MENTAL HEALTH LAND ACQ

I am responding to your recent notice in regard to the purchase of Lot 16 at the boat launch area between Mirror and Flat Lake.

We wish to go on record as being completely in favor of this purchase for its assessed value to ensure public access.

We as property owners on Flat Lake know it would be a complete disaster if this property was sold and public access was cut off between the two lakes. As stated in the "Public Notice", the channel between the two lakes does not freeze so road access during winter must use this area.

Please advise if there is anything else that we as property owners can do to help this situation.

Schwantes, Inc.

Marilyn Schwantes,
Secretary of Corporation

Elizabeth Derbonne

From: Terry Kordewick <tkordewick@alaskanational.com>
Sent: Wednesday, April 05, 2017 8:34 AM
To: Land Management
Subject: Mud Lake/Flat Lake Channel

Gentlemen,

I have been a land owner on Flat Lake for 18 years. My cabin is on the south shore with no road access. In the summer I slip a boat at the marina and come up the lake to access my property. In the winter the ice road provides the only access and experience has taught me to never drive through the channel itself, but to take the overland path next to the channel. If we (property owners on Flat Lake) were to lose access to the overland passage at the channel, winter access to our properties would be difficult if not impossible. Further, we rely on this route for deliveries such as heating oil and building materials as well as construction machinery. All aspects of winter life on Flat Lake would be negatively impacted.

Failure to secure right of way overland at the Mud Lake/Flat Lake channel will not only make our property virtually inaccessible during the winter months, but will also have a devastating impact on our land values. I urge you to secure this land for the current land owners as well as future generations on Flat Lake.

Terrence E. Kordewick

*CONFIDENTIALITY STATEMENT: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the recipient, please contact the sender by reply e-mail and destroy all copies of the original message. To reply to our e-mail administrator directly, send an e-mail to postmaster@alaskanational.com. or call 1-877-248-2642 and ask for the System Administrator or Support Desk.

Im17-089
OR17-060

RECEIVED

APR - 5 2017

Community Development

Linda Landers
22300 Glacier View Drive
Eagle River, Ak 99577

April 1, 2017

To whom it may concern:

As a property owner on Flat Lake I would like to send my full and complete support for the borough
To work at the acquisition of Mental Health property at the Flat Lake channel.

This is a safety concern as the channel is not safe to travel on in the winter and if the access is blocked
people will attempt to cross over the channel. This would be an environmental as well a safety hazard.

This access has been used for over 40 years by the over 90 homes and cabins on Flat Lake.

I encourage the borough to pursue the acquisition of this property to preserve safe and legal access to
Flat Lake owners and the public.

Thank you for your support.

Sincerely,

Linda Landers



Lot 14 Sleeping Lady Subdivision

907 244 3665

Im17-089
OR 17-060

RECEIVED

APR - 5 2017

March 31 , 2017

Community Development

To whom it may concern:

My family owns a cabin on Flat Lake and we encourage and support for borough with the Mental Health commission to purchase the property at the flat Lake channel.

We feel this is safety concern for all concerned in the winter, seeing the channel does not freeze completely and it is not safe for access to Flat Lake. This can also cause environmental damage.

Many people who have homes and cabins on the lake as well as the general public count on the access to Flat Lake by the channel both in summer and winter.

I encourage the borough to pursue the acquisition of this property to preserve safe and legal access to Flat Lake owners and the public.

Thank you for your support.

Sincerely,

Ryan Landers 907 227 9814

Sean Landers 808 960 7621

The block contains two handwritten signatures in black ink. The first signature, for Ryan Landers, is a stylized cursive script. The second signature, for Sean Landers, is also in cursive and appears to be written below the first one.

Im17-089
OR17-060

Elizabeth Derbonne

From: Loranger, Rob <rloranger@sbsalaska.com>
Sent: Tuesday, April 04, 2017 5:09 PM
To: Land Management
Subject: Flat lake access

Please purchase the land for access to Flat Lake. I can not get to my house without it.

Thank you

Rob Loranger
Flat Lake resident
907-227-8164

From Rob Loranger's iPhone

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review or use by others is strictly prohibited. Any distribution or disclosure by or to others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail and delete the message and any file attachments from your computer.

Elizabeth Derbonne

From: Gary Gage <glgage@gci.net>
Sent: Saturday, April 01, 2017 4:00 PM
To: Land Management
Subject: LAND ACQUISITION (MSB 007257) "Flat Lake Landing"

I would like to add my support to the proposed acquisition of "Flat Lake Landing". I have been using this parcel for many years (sense the mid 1970's). I own two lots on Flat Island and spend quite a lot of time there, both summer and winter. The "Landing" has been the best and easiest access for me and others on Flat and Mirror Lakes. Snowmachining between the two lakes would be difficult, as the channel between them rarely freezes thick enough to support their weight. In the summer it becomes water access for property owners and the Christian Bible camp. Kayakers, fishermen (to include ice fishing), and others also use this access to the lakes
It will make a great addition to the public use lands and insure the continued public use of this parcel.

Sincerely,
Gary L. Gage
10235 Goodnews Circle
Anchorage, Ask 99515
Cell: (907) 250-6627

Elizabeth Derbonne

From: b.stalloneak@gmail.com
Sent: Saturday, April 01, 2017 12:35 PM
To: Land Management
Subject: Flat Lake Access

We had a cabin on Flat Lake for a number of years. Access to the lake is vitally important to those that live there year round and those that use the lake for week end access.

We ask that you support the request of Dan Mayfield to purchase the access from the Alaska Mental Health Trust. As Alaska grows the need to have a dedicated access will become even more important.

Thanks,
Barbara Stallone, SPHR
Big Lake resident
907-727-2111

Sent from Mail for Windows 10

Elizabeth Derbonne

From: Dan Kruse <cuinakman@att.net>
Sent: Friday, March 31, 2017 6:25 PM
To: Land Management
Subject: RE: MSB007257/Mental Health Land Acquisition (Flat Lake)

My family fully supports the MSB proposed parcel acquisition from the Mental Health Trust. This unique parcel has historically provided safe access for residents, recreationists, and businesses traversing between Mirror Lake and Flat Lake over the past 50+ years. Having such permanent legal land access between these lakes secures in perpetuity a formalized and safe access route to and from the world class Big Lake Trails system, namely access to Trails 4, 5 and 6 (Iron Dog), and the Denali bound SVWT trail that connects Big Lake with the Willow Community and beyond. The only alternative, absent this parcel acquisition for perpetual public access and use, would be use of the adjacent water channel, which has proven to be an unsafe and dangerous route for general public use given its inability to sufficiently freeze throughout winter.

Sincerely,

Dan & Grace Kruse
Flat Lake, Alaska

Elizabeth Derbonne

From: Carolyn Haggard <dchaggard83@gmail.com>
Sent: Friday, March 31, 2017 11:27 AM
To: Land Management
Subject: MSB007257/Mental Health Land ACQ

We would like to offer our strong support for the borough acquisition of Mental Health Trust property at the Flat Lake channel. This property is the only access to over 90 homes and cabins on Flat Lake, and has been in use for over 40 years. If overland access there were to be blocked, it's likely that people would attempt to travel through the channel over unsafe ice, creating a serious safety and environmental hazard. We encourage the borough to pursue the acquisition of this property to preserve safe, legal access to Flat Lake property owners, and the general public.

Sincerely,

Dale and Carolyn Haggard
Flat Lake residents
907-892-7797

Sent from my iPhone

Elizabeth Derbonne

From: Craig Taylor <taylorcm67@gmail.com>
Sent: Friday, March 31, 2017 6:28 AM
To: Land Management
Subject: MSB007257/Mental Health land ACQ

To whom it may concern,

I live on Flat Lake Island and depend on this access for my home. I'm very much in favor of this proposal and have been concerned for years that we may potentially loose the access if the MHT were to sell the land.

Thanks for your efforts.

Craig & Valarie Taylor