

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING LAND CLASSIFICATIONS OF TWO BOROUGH-OWNED PARCELS AS RESERVED USE FOR FUTURE FIRE STATION AND SCHOOL FACILITIES, AND EIGHT BOROUGH-OWNED PARCELS FOR CONVEYANCE THROUGH BOROUGH LAND SALES OR OTHER ALLOWED METHODS OF DISPOSAL IN ACCORDANCE WITH TITLE 23 AND ADOPTED LAND & RESOURCE MANAGEMENT POLICY AND PROCEDURES (MSB007557).

AGENDA OF: June 2, 2020

ASSEMBLY ACTION:

Adopted without objection
6-16-20

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: John Moosey Digitally signed by John Moosey
Date: 2020.05.21 07:26:21
-08'00'

Route To:	Department/Individual	Initials	Remarks
	Originator	Nancy Cameron <small>Nancy Cameron 2020.05.19 15:10:22 -08'00'</small>	
	Community Development Director	Eric Phillips <small>Digitally signed by Eric Phillips Date: 2020.05.19 15:50:27 -08'00'</small>	
	Finance Director	Cheyenne Heindel <small>Digitally signed by Cheyenne Heindel Date: 2020.05.20 08:35:19 -08'00'</small>	
	Borough Attorney	Nicholas Spiropoulos <small>Digitally signed by Nicholas Spiropoulos Date: 2020.05.20 16:04:56 -08'00'</small>	
	Borough Clerk	<i>[Signature]</i>	<i>[Signature]</i>

ATTACHMENT (S) : Fiscal Note: YES X NO
 Maps (9 pp)
 Best Interest Finding (6 pp)
 Planning Commission Resolution No. 20-11 (3 pp)
 Ordinance Serial No. 20-058 (3 pp)

SUMMARY STATEMENT:

The Land and Resource Management Division proposes land classification of two Borough-owned parcels as Reserved Use for future fire station and future school facilities, and eight Borough-owned parcels for conveyance through borough land sales or other allowed methods of disposal in accordance with Title 23 and adopted Land & Resource Management Policy and Procedures.

The parcels selected include public nominations, a 1995 tax foreclosed property with extinguished repurchase rights of the former record owner, and from an internal land disposal plan developed in 2014 using information from the Natural Resource Management Units (NRMU) plan and the 2012 fifty-year buildout analysis. These parcels are to be classified prior to disposal in accordance with MSB 23.05.030 and the Land and Resource Management Division Policy and Procedure Manual (Reso 16-068, adopted 9/20/16). The parcels range in size from 1-80 acres with a combined total of 325.63+/- acres.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the land classifications as set forth in the attached Best Interest Finding.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: June 2, 2020

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING LAND CLASSIFICATIONS OF TWO BOROUGH-OWNED PARCELS AS RESERVED USE FOR FUTURE FIRE STATION AND SCHOOL FACILITIES, AND EIGHT BOROUGH-OWNED PARCELS FOR CONVEYANCE THROUGH BOROUGH LAND SALES OR OTHER ALLOWED METHODS OF DISPOSAL IN ACCORDANCE WITH TITLE 23 AND ADOPTED LAND & RESOURCE MANAGEMENT POLICY AND PROCEDURES (MSB007557).

ORIGINATOR: Nancy Cameron

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT Yes
AMOUNT REQUESTED *	FUNDING SOURCE Land Sales
FROM ACCOUNT #	PROJECT
TO ACCOUNT : 203.000.000 3XX.XXX	PROJECT #
VERIFIED BY: Liesel Weiland <small>Digitally signed by Liesel Weiland Date: 2020.05.20 08:30:34 -08'00'</small>	CERTIFIED BY:
DATE: 05/20/2020	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures	*					
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE	*					
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	*					
TOTAL	*					

POSITIONS:

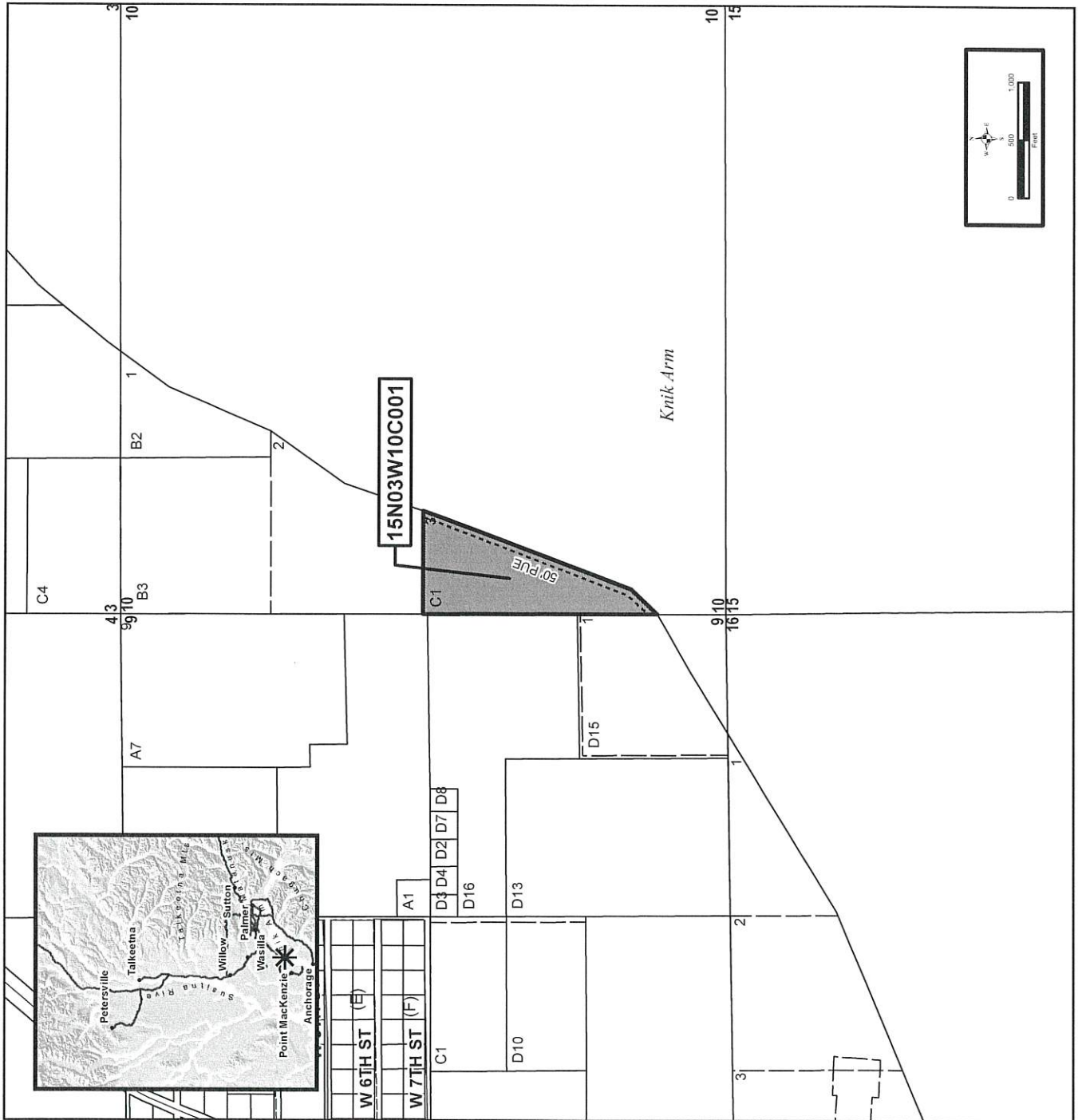
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Amount of potential revenue related to the 8 parcels sold or disposed of cannot be determined at this time.

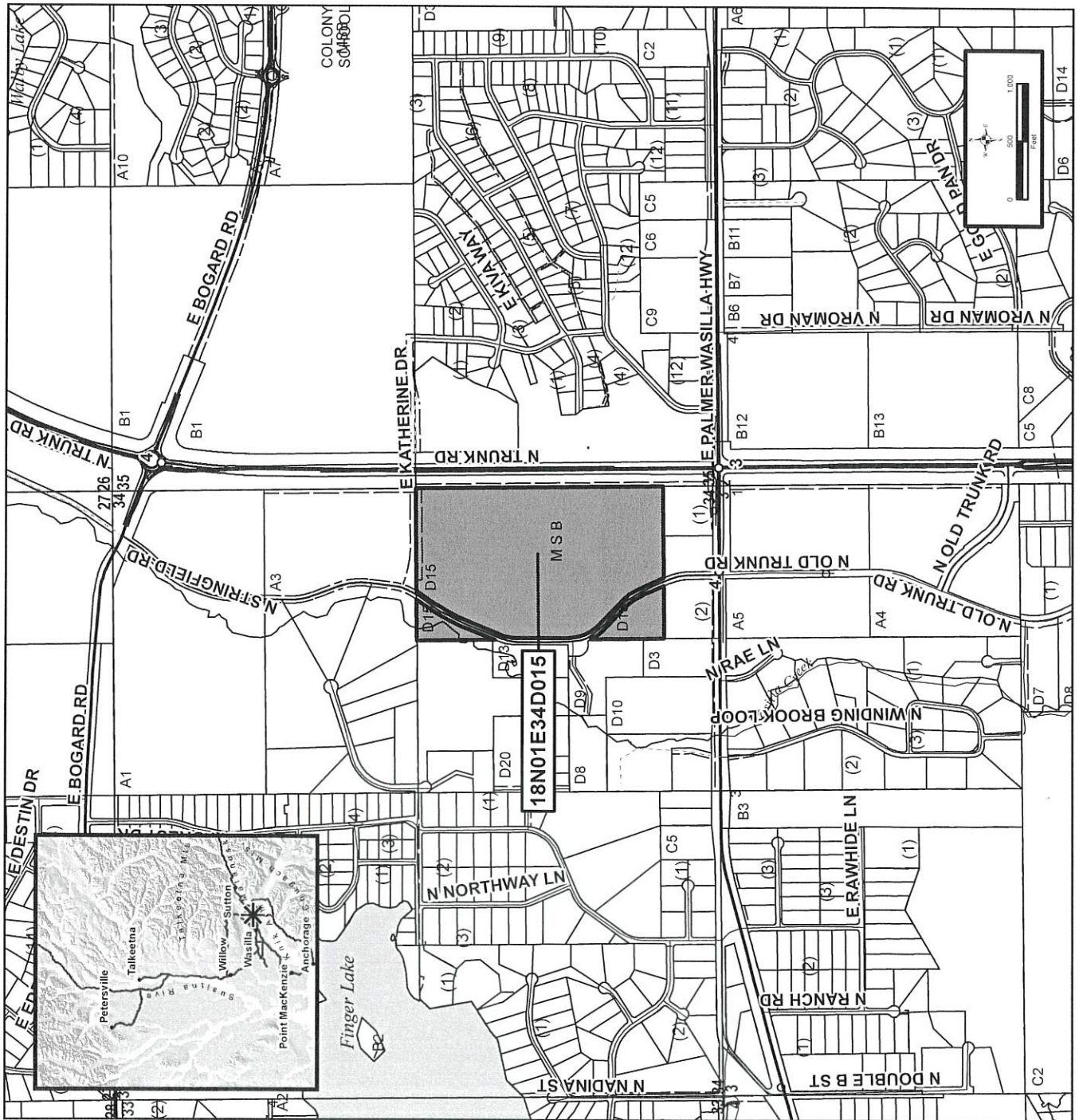
PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Cheyenne Heindel Digitally signed by Cheyenne Heindel
Date: 2020.05.20 08:35:07 -08'00' DATE: _____



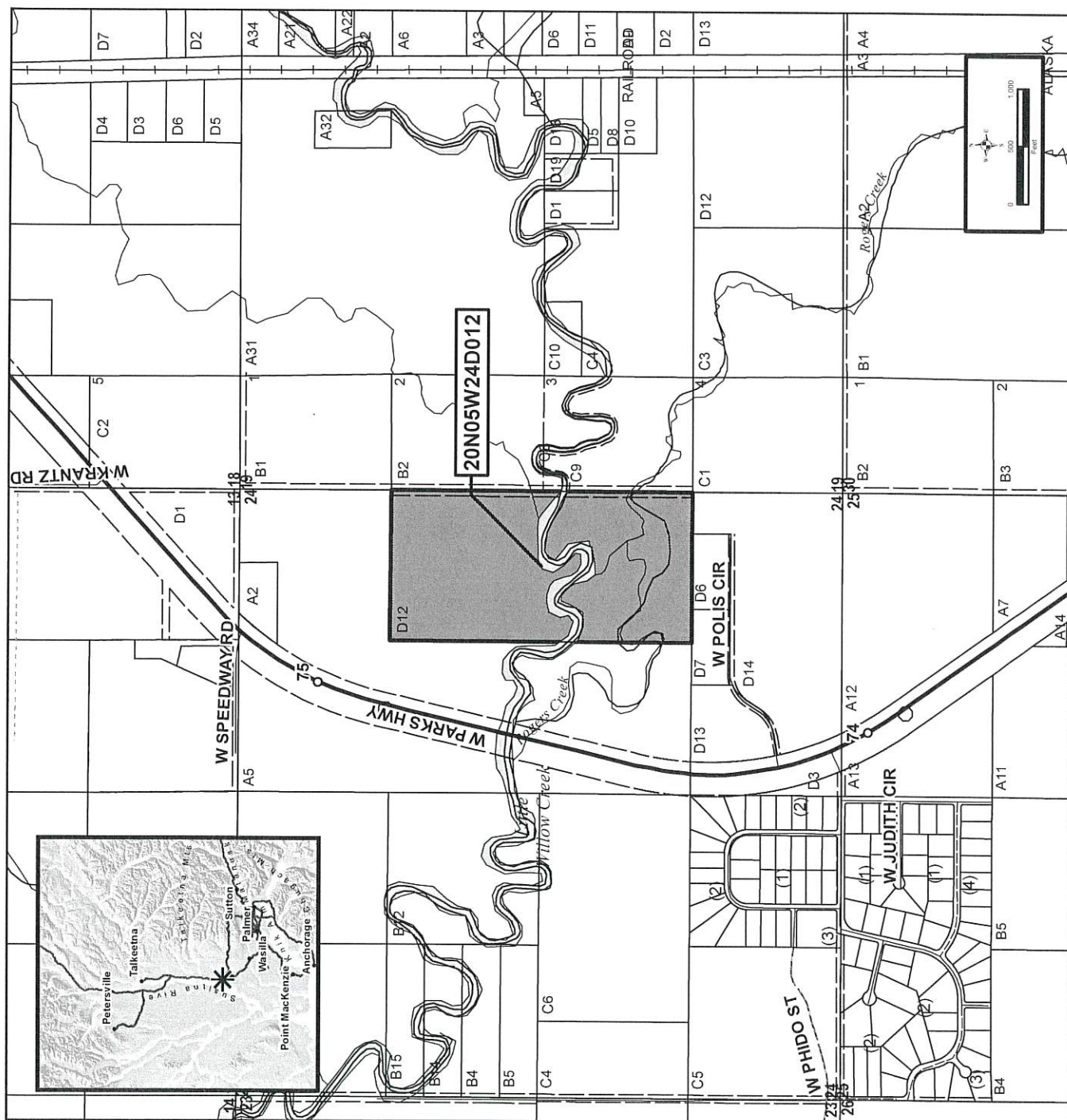
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OR 20-058



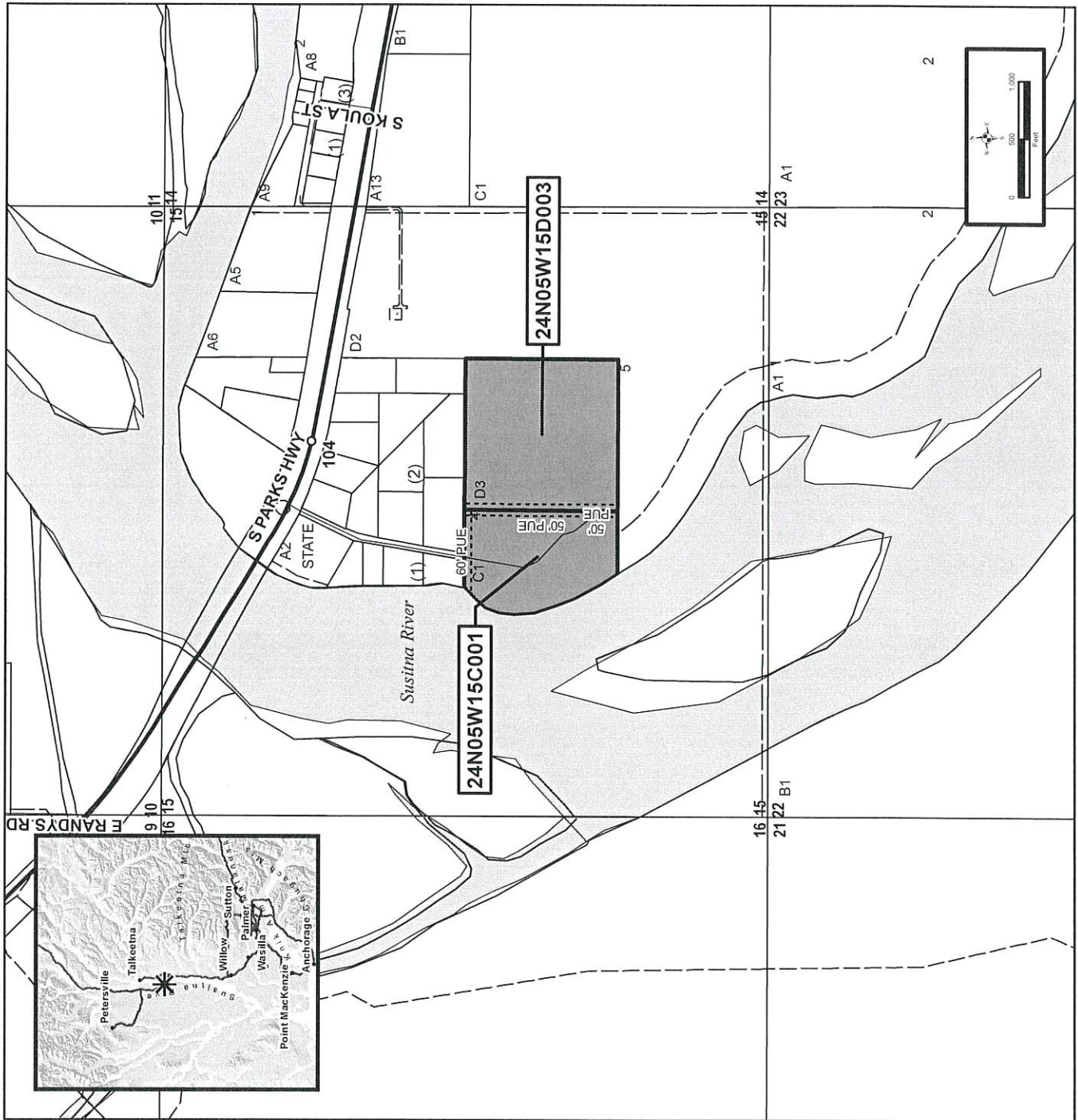
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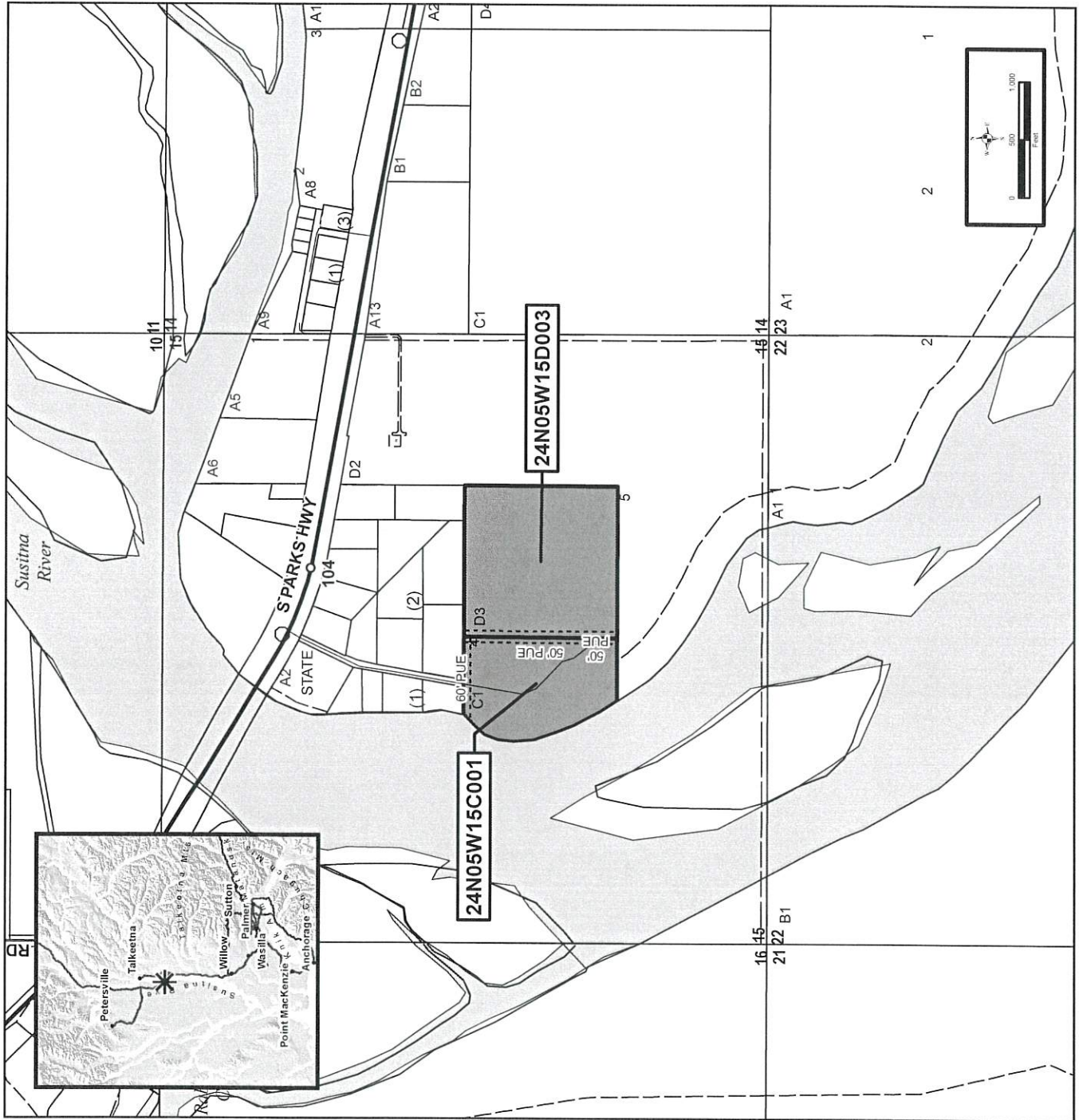
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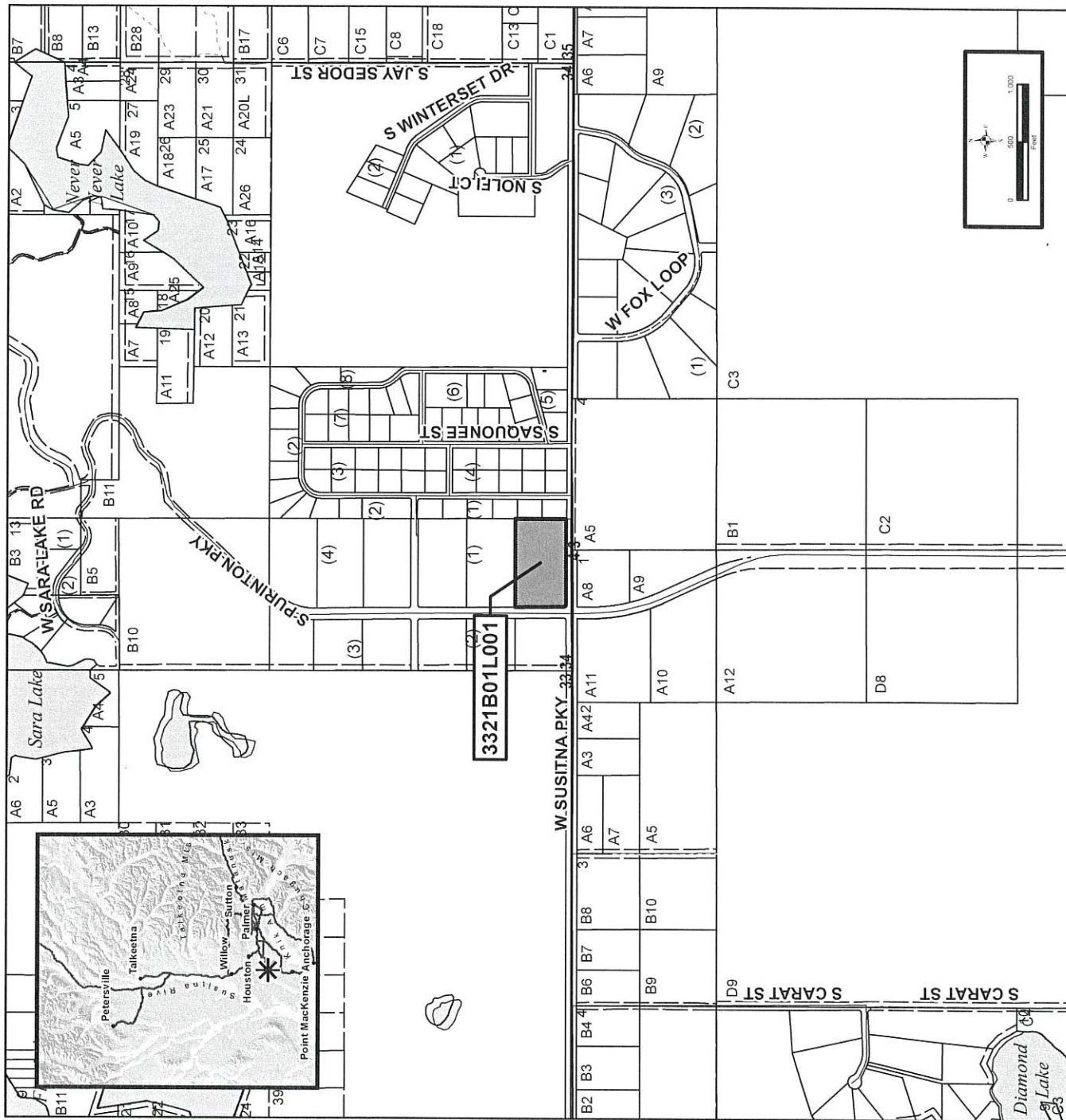
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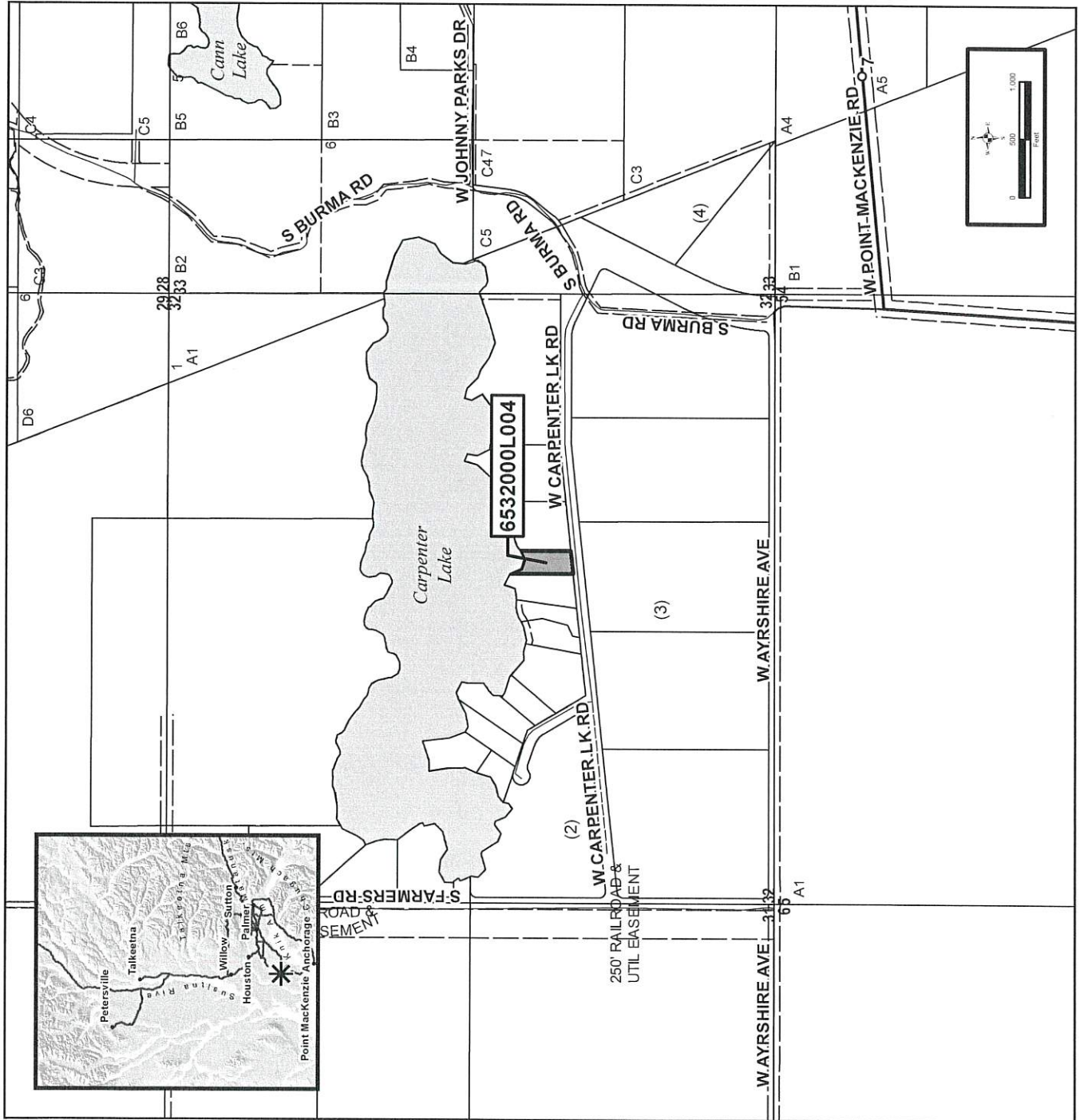
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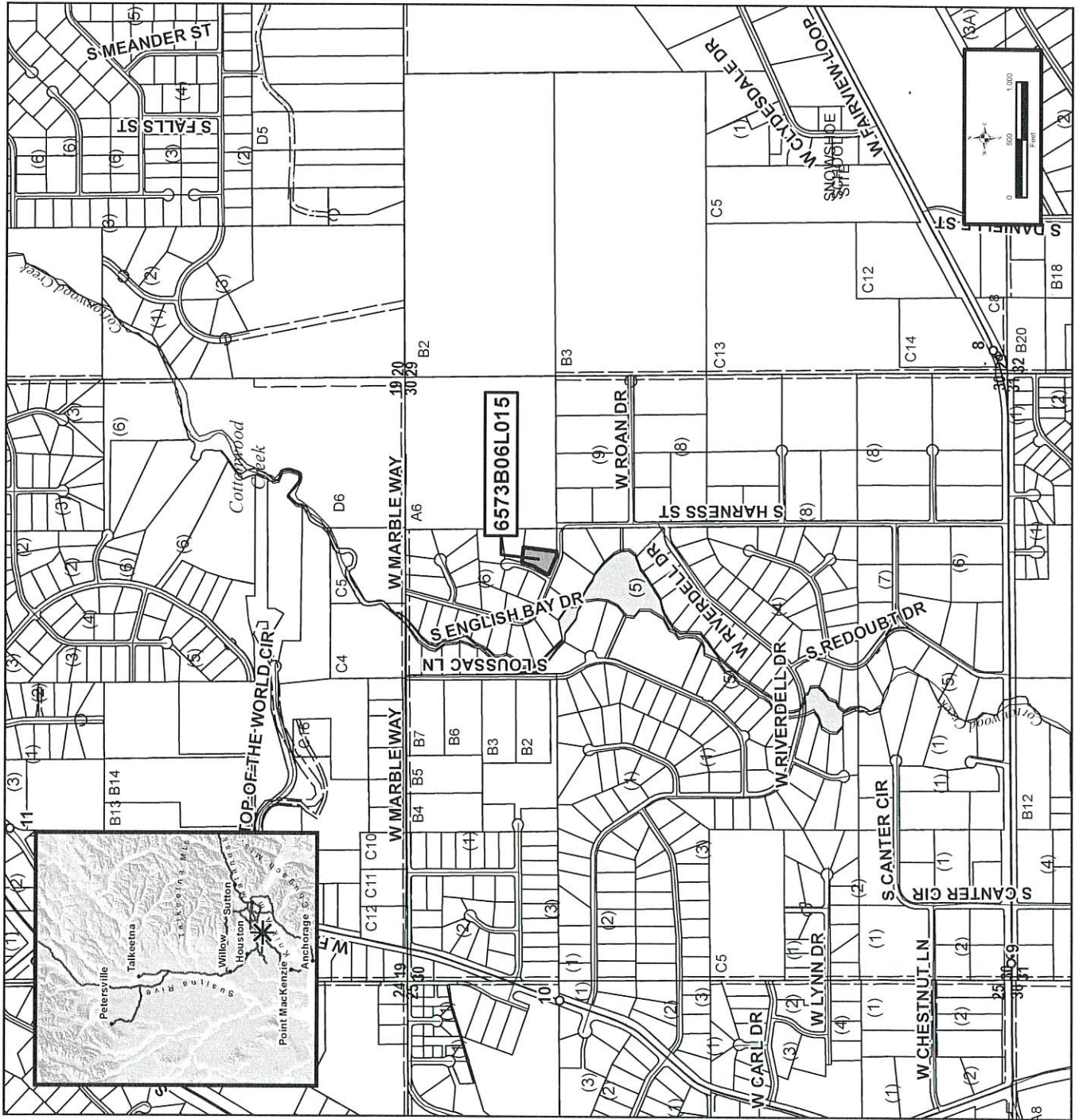
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OR 20-058

BEST INTEREST FINDING
For the
Classification of Borough-Owned Land

I. Summary of Proposed Land Classification

Land classification of two parcels as Reserved Use for future fire station and future school facilities, and eight parcels for conveyance through borough land sales or other allowed methods of disposal in accordance with Title 23 and adopted Land & Resource Management Policy and Procedures.

The parcels selected include public nominations, a 1995 tax foreclosed property with extinguished repurchase rights, and from an internal land disposal plan developed in 2014 using information from the Natural Resource Management Units (NRMU) plan and the 2012 fifty-year buildout analysis. These parcels are to be classified prior to disposal in accordance with MSB 23.05.030 and the Land and Resource Management Division Policy and Procedure Manual (Reso 16-068, adopted 9/20/16). The parcels range in size from 1-80 acres with a combined total of 325.63+/- acres.

II. Property Site Factors

A. Location / Access / *Proposed Classification*

The subject parcels are located throughout the Borough to include areas near Chickaloon, Fairview Loop, Trunk Road, KGB, Pt. McKenzie, Big Lake, Burma Road, Willow and Susitna River at MP 104 Parks Highway.

Lands are classified in accordance with MSB 23.05.100. The selected sale parcels fall under Reserved Use lands which are those lands which have been designated for future public use, or for use by a government or quasi-government agency, or for future expansion of existing public uses; Private Recreation lands are those lands that because of location, physical features, or adjacent development, are presently or potentially valuable as outdoor recreational areas and may be best utilized by private development; and General Purpose lands are those lands that because of location, physical features, or adjacent development, location, or size of area may be suitable for a variety of uses.

Parcel 1: Big Lake Parcel (3321B01L001)

Intersection of Purinton Parkway and Susitna Parkway, near Never Never Lake and Big Lake. Access via W. Susitna Parkway.

Reserved Use: This parcel to be retained for future fire station.

Parcel 2: Trunk Road Parcel (18N01E34D015)

Stringfield Road (Old Trunk Road) and Palmer-Wasilla Highway, Pioneer Peak School site. Access via Stringfield Road from Bogard East Extension or PW Highway.

Reserved Use: This parcel to be retained for future school facilities.

Parcel 3: Chickaloon Parcel (19N05E05A004)

North of Thirty Mile Lake (aka Ida Lake) at approximate MP 73 Glenn Highway. Access via Fish Lake Road through Ida Lake Subdivision.

General Purpose

*1M 20-121
OR 20-058*

Parcel 4: Fairview Loop Parcel (17N01W13D007) - Removed

MP 2 E. Fairview Loop, Wasilla.

This parcel was approved by MSB Ordinance 20-033 for conveyance to the City of Wasilla as part of a negotiated easement required by the City for expansion of their sewage treatment facility. Classification not needed.

Parcel 5: KGB Parcel (6573B06L015)

MP 4.5 KGB - Fairview Loop, Riverdell Estates Subdivision.

Access via Fairview Loop to Marble Way to Riverdell Estates intersection Katmai and English Bay Drive.

General Purpose

Parcel 6: Pt. McKenzie Parcel (15N03W10C001)

South of Port McKenzie and northeast of Goose Bay State Game Refuge.

Access via south terminus Knik-Goosebay Road, then primitive trail along bluff through state property.

Private Recreation

Parcel 7: Burma Road Parcel (6532000L004)

Carpenter Lake, Carpenter Lake Subdivision.

Access via Burma Road to W. Carpenter Lake Road.

General Purpose

Parcel 8: Willow Creek Parcel (20N05W24D012)

Willow Creek at MP 74.5 Parks Highway

Access via Willow Creek waterbody and section line easement.

Private Recreation

Parcels 9 & 10: Susitna River Parcels (24N05W15C001 and 24N05W15D003)

MP 104 Parks Highway just east of Susitna River Bridge.

Access via Susitna River Road from Parks Highway.

Private Recreation

B. Legal Descriptions

Parcel 1:

Lot 1, Block 1, Purinton Parkway Subdivision, Plat No. 87-3, Palmer Recording District

Parcel 2:

Parcel #1, MSB Waiver Resolution No. 84-12 PWm, Palmer Recording District

Parcel 3:

W1/2 NE1/4, T19N R5E, Sec. 5, SM, AK. Palmer Recording District

Parcel 5:

Block 6, Lot 15, Riverdell Estates, Plat No. 75-23, Refiled as Plat No. 75-54, Palmer Recording District

Parcel 6:

US Gov't Lot 3, T15N R3 W Sec. 10, SM, AK, Palmer Recording District

Parcel 7:

Lot 4, ASLS 74-12, recorded as Plat No. 74-49, Palmer Recording District

Parcel 8:

SE1/4 NE1/4, NE1/4 SE1/4, T20N R5W Sec. 24, SM, AK, Palmer Recording District

Parcels 9 & 10:

US Gov't Lot 4 and the NW1/4 SE1/4 (aliquot part), T24N R5W Sec. 15, SM, AK, Talkeetna Recording District

C. Land Status / Current & Surrounding Land Use / Land Value & Acreage*
(*based on 2020 certified tax roll assessments)

Parcel 1:

Conveyed to MSB by State of Alaska Patent No. 5825, recorded at Bk 243 Pg 993, Palmer Recording District.

Vacant land with surrounding residential/recreational use.

\$31,200 / 7.80 acres

Parcel 2:

Conveyed to MSB by Warranty Deed, recorded at Bk 346 Pg 778, Palmer Recording District.

Pioneer Peak Elementary School is located within the south half of the parcel. Parent parcel currently undergoing subdivision to create a new, separate lot within north half for future school facilities. Both lots will be considered as reserved for school use. Surrounding use is residential, commercial, and light industrial.

\$558,500 (land only) / 65.69 acres

Parcel 3:

Conveyed to MSB by State of Alaska Patent No. 19476, recorded at Serial No. 2004-027031-0, Palmer Recording District.

Vacant land with surrounding residential/recreational use.

\$80,000 / 80.00 acres

Parcel 4:

MSB Ordinance 17-078 authorized the City of Wasilla to receive the building and relocate onto city property for refurbishment and public display. MSB Ordinance 20-033 approved conveying the 5-acre parcel to the city for fair market value. The deed has been signed by the City for and payment of \$45,000 has been received.

\$45,000 (land only- building is not valued) / 5.00 acres

Parcel 5:

Received by Clerk's Deed in 1995, recorded at Bk 829 Pg 175, Palmer Recording District.

This is a "10-year Plus" property meaning the borough has retained it for over ten years and all rights of re-purchase by previous owners, heirs and/or assigns has been extinguished forever.

Vacant land in residential subdivision.

\$38,000 / 1.08 acres

Parcel 6:

Conveyed to MSB by State of Alaska Patent No. 5538, recorded at Bk 249 Pg 138, Palmer Recording District.

Vacant with surrounding recreational use.

\$81,800 / 19.31 acres

Parcel 7:

Conveyed to MSB by State of Alaska Patent No. 1949, recorded at Bk 85 Pg 638, Palmer Recording District.

Leasehold interest terminated 2/3/14, recorded at Serial No. 2014-001767-0, Palmer Recording District. Several cabins in various states of construction are on property and may or may not be viable for occupancy. Surrounding residential/recreational use.

\$50,900 (land) / 1.98 acres

\$12,800 (buildings)

Parcel 8:

Conveyed to MSB by State of Alaska Patent No. 1255, recorded at Bk 92D Pg 149, Palmer Recording District.

Vacant land with surrounding recreational use.

\$96,000 / 80.00 acres

Parcels 9 & 10:

Conveyed to MSB by State of Alaska Patent No. 1388, recorded at Bk 172 Pg 524, Talkeetna Recording District and Patent No. 17278, recorded at Bk 172 Pg 527, Talkeetna Recording District.

Vacant land with surrounding residential/recreational use.

\$40,900 / 24.77 acres (24N05W15C001)

\$54,000 / 40.00 acres (24N05W15D003)

D. Land Use Plans

Adopted Land Use Plans include Big Lake, Pt McKenzie and Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Plan, Core Area Plan, and Natural Resource Management Units Plan (NRMU)

E. Restrictions

There are no title restrictions or zoning restrictions on any of the parcels.

Specific easements and notes of record include:

Parcel 1:

50' wide section line easement within north boundary.

Parcel 5:

Covenants recorded Bk 99 Pg 9, Palmer Recording District, plat notes/easements of record.

Parcel 6:

50' perpetual public easement along mean high water line of Knik Arm.

Parcel 7:

Plat notes/easements of record.

Parcel 9 (24N05W15C001):

Public access easement 50' upland of ordinary high water mark of the Susitna River.

F. Terrain

Parcel 1:

Hilly with several nice plateaus, heavily wooded.

Parcel 2:

Heavily treed. Wetlands in northern portion especially west of Stringfield Road. Large hill with possible gravel resource north of Pioneer Peak Elementary School for onsite development.

Parcel 3:

Heavily treed. Areas within the south portion are hilly but not to the extreme; whereas, there is a 200 foot elevation rise within the northern half of the parcel which is typical for this area.

Parcel 5:

Heavily treed, flat.

Parcel 6:

Heavily treed, 66' bluff to Knik Arm, upland is flat.

Parcel 7:

Heavily treed, hilly.

Parcel 8:

Willow Creek bisects parcel and majority lies within flood hazard area. Mostly wet and flat. Good for winter use.

Parcels 9 & 10:

Heavily treed, flat.

III. Review and Comments

The parcels have undergone extensive departmental review to include historical data, topography, access, adopted plans, land value, desirability of location, and surrounding land use. Public notice was conducted in accordance with Title 23 procedures which included advertisement on the borough's web site, in the Frontiersman newspaper, mailings to private property owners obtained from the Borough property database, community councils, Chambers of Commerce, RSA/FSA Boards, appropriate cities and agencies, and Borough Assembly members.

Two comments have been received from adjacent property owners to Parcel 7 (6532000L004, Carpenter Lake) to include: disagreement with the Borough assessed value of the structures, concerns with stability of structures on the property, and disclosure of information to potential buyer(s). Borough staff conducted an onsite visit in 2017, boarded up the cabins, and posted no-trespassing signage. Since 2018, Borough appraisers have reduced the structure values by more than 37% from \$34,200 to \$12,800, while maintaining the land value at \$50,900. In order to make an informed decision, Buyers are strongly encouraged to inspect property they are

interested in purchasing. The Borough cites any known conditions and makes accessible to the public any and all information the Borough has as a matter of public record.

One other comment was received speaking to reservation of easements within Parcel 3 (19N05E05A004) located in the Chickaloon area, citing benefit of connectivity to existing trails and evacuation routes. Staff is reviewing potential easement locations within the parcel which could be reserved in the deed if property were sold.

All information the Borough has is made available for review as a matter of public record.

MSB Planning Commission Resolution 20-11 was adopted May 18, 2020, approving the land classifications as stated herein.

IV. Analysis & Discussion

The Land & Resource Division utilizes public land sales as a revenue source to sustain current and future department and area-wide borough needs. Revenue received from land sales is used for road projects, community organization projects, and trail surveys and acquisitions. Interest in acquiring public land has risen sharply in recent years partly due to more reasonable terms to purchase vacant land via private lending institutes and through borough financing which offers affordable down payments and reasonable monthly terms for up to 15 years, dependent on the price and amount to be financed. The borough charges an interest rate of prime plus an additional 4-5 points, not to exceed a total of 10% in accordance with state statute. To encourage cash sales vs borough financing, the interest rate charged by the borough is slightly higher than traditional lending institutes.

The parcels herein and their proposed land classifications reflect future and immediate needs, and potential development of the parcels. Conveying public lands into private hands increases the tax rolls. Vacant land when developed gains economic value by virtue of the development – whether for recreation cabin, single-family residence or commercial use. And retention of public lands for future public need is good policy and practice.

V. Authority

MSB 23.05.030, Ownership and Methods of Disposal, the borough may manage, control, use and dispose of property in accordance with this title; and

MSB 23.05.100, Land Classifications, Borough land shall be classified in accordance with this title as a tool to identify types of land use for lands included in land sales or retained for public facilities; and

MSB 23.10.020, Assembly Approval of Disposal, Assembly approval is needed to dispose of borough land valued over \$25,000.

VI. Recommendation

The Community Development Department, Land & Resource Management Division respectfully recommends Planning Commission support and recommendation to the Assembly for approval of the land classifications as stated herein.

By: Nancy Cameron
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 20-11**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING TO THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVAL OF LAND CLASSIFICATION OF TWO PARCELS AS RESERVED USE FOR FUTURE FIRE STATION AND SCHOOL FACILITIES, AND EIGHT PARCELS FOR CONVEYANCE THROUGH BOROUGH LAND SALES OR OTHER ALLOWED METHODS OF DISPOSAL IN ACCORDANCE WITH TITLE 23 AND ADOPTED LAND & RESOURCE MANAGEMENT POLICY AND PROCEDURES (MSB007557).

WHEREAS, land classification is done in accordance with Title 23 and adopted Land & Resource Management Policy and Procedures to reserve certain parcels for future public facilities or for conveyance through borough land sales or other allowed methods of disposal; and

WHEREAS, the parcels herein were selected through public nomination, 1995 tax foreclosed property with extinguished repurchase rights of the former record owner, and parcels vetted through an internal land disposal plan developed in 2014 using information from the Natural Resource Management Units (NRMU) Plan and the 2012 fifty-year Buildout Analysis; and

WHEREAS, the Land & Resource Division utilizes public land sales as a revenue source to sustain current and future department and area-wide funding requirements for community organization projects, Borough road projects, trail surveys, and acquisitions; and

*1M 20-121
OR 20-058*

WHEREAS, the proposed land classifications reflect future potential development of the parcels; and

WHEREAS, conveying public lands into private hands increases the tax rolls and vacant land when developed gains economic value by virtue of the development - whether for recreation cabin, single-family residence or commercial use;

WHEREAS, retention of public lands for future public need is good policy and practice so that the Borough does not have to acquire land for public facilities; and

WHEREAS, the Best Interest Finding attached hereto provides a summary of the parcels to include historical data, topography, access, adopted plans, land value, desirability of location, surrounding land use and recommended land classification; and

WHEREAS, the parcels have undergone extensive departmental review and public notice was conducted in accordance with Title 23 procedures; and

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

Parcel 1: Tax #3321B01L001, Reserved Use

Parcel 2: Tax #18N01E34D015, Reserved Use

Parcel 3: Tax #19N05E05A005, General Purpose

Parcel 4: Tax #17N01W13D007, General Purpose

Parcel 5: Tax #6573B06L015, General Purpose

Parcel 6: Tax #15N03W10C001, Private Recreation

Parcel 7: Tax #6532000L004, General Purpose

Parcel 8: Tax #20N05024D012, Private Recreation


Parcel 9: Tax #24N05W15C001, Private Recreation

Parcel 10: Tax #24N05W15D003, Private Recreation

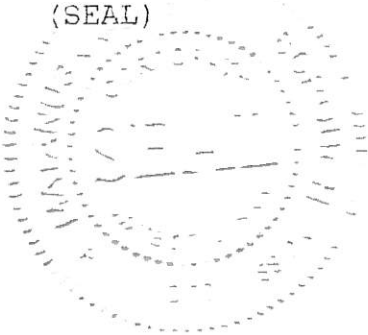
ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 18th day of May, 2020.


COLLEEN VAGUE, Chair

ATTEST


MARY BRODIGAN, Planning Clerk

(SEAL)



YES: *Vague, Ortiz, Chesbro, Elder, Alaskan, and*
NO: *Moskauer*