


SUBJECT: MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVAL OF THE LAND CLASSIFICATION OF CERTAIN BOROUGH-OWNED LANDS PROPOSED FOR INCLUSION IN THE 2021 COMPETITIVE SEALED BID LAND SALE AND FUTURE LAND SALES, AND CLASSIFICATION OF A PARCEL TO BE RETAINED FOR PUBLIC RECREATION PURPOSE (MSB007737).

AGENDA OF: July 20, 2021

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: MB

Route To:	Department/Individual	Initials	Remarks
	Originator	MSC	
	Community Development Director	EP	
	Finance Director	AK	
	Borough Attorney	MS	form only
	Borough Clerk	Sam 7/12/21	

ATTACHMENT (S): Fiscal Note: YES X NO _____
 Best Interest Finding (7 pp)
 Public Comments (including cover page) (19 pp)
 Parcel List/Maps (11 pp)
 Planning Commission Resolution No. 21-13 (5 pp)
 Ordinance Serial No. 21-068 (4 pp)

SUMMARY STATEMENT:

Twenty-six parcels are being presented for land classification and approval to include in the 2021 Competitive Sealed Bid Land Sale scheduled for fall 2021. Any parcel which does not sell may then be offered to the public "over-the-counter" on a first come basis or under other authorized land sale programs. One parcel included in the classification is to be retained for public recreation purpose. A complete analysis and discussion is provided in the Best Interest Finding, to include the parcel list and associated vicinity maps, all of which are attached hereto.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the land classification of certain Borough-owned lands for purpose of inclusion in the fall Competitive Sealed Bid Land Sale and subsequent land sales, and retention of one parcel for public recreation purpose.

MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date: July 20, 2021

SUBJECT: Matanuska-Susitna Borough Assembly approval of the land classification of certain Borough-owned lands proposed for inclusion in the 2021 Competitive Sealed Bid Land Sale and future land sales, and classification of a parcel to be retained for public recreation purpose (MSB007737).

ORIGINATOR: Nancy Cameron, Land Management

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED ***	FUNDING SOURCE <u>Land Sales</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT : <u>243.00.00 3XX.XXX</u>	PROJECT #
VERIFIED BY: <u>Amie Wiskind</u>	CERTIFIED BY:
DATE: <u>7/1/21</u>	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) Land sales and property tax revenue until the property is sold and on the tax rolls.

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

Chagenne Hurd

7/2/2021

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

In response to Assembly priorities, the Land & Resource Management Division developed a five-year land retention and disposal plan identifying borough-wide parcels for future land sales and for future public purpose need. In accordance with the plan, inter-department review and public notice was conducted for the 26 borough-owned parcels contained herein which have been selected for land classification and proposed inclusion in the 2021 Competitive Bid Land Sale and one parcel proposed for public retention. Parcels not sold when offered under competitive bid are automatically eligible for subsequent land sales, pursuant to MSB 23.10.210.

II. Property Site Factors

- A. Location: The subject parcels are located throughout the Borough in several key locations to include Trinity Lakes, Kenny Creek, Talkeetna Spur, Caswell, Willow, Big Lake/Houston, Meadow Lakes, and Point MacKenzie.
- B. Minimum Bid/Pricing: In accordance with MSB 23.10.060 determination of fair market value is based on Borough tax assessment or the appraised value as determined by third party appraisal.

Minimum bids on all the parcels, with exception of three parcels, will be the tax assessed value. Minimum bid on the three exceptions will be based on appraised value by third party appraisals. These exception parcels were specifically acquired for right-of-way projects and if sold, all proceeds will be returned to the specific project funds. The three affected parcels are: Pt MacKenzie, Merri Belle Lake, and Stepan Lake.

- C. Classification: The sale parcels are to be classified for general purpose, private recreational, and agricultural use. Parcel 21-24 will be dually classified as General Use and Public Recreation. A list of the parcels along with vicinity maps showing parcel locations is attached to this Best Interest Finding.

- D. Parcel Information:

Parcels 21-01 through 21-06 are located within Trinity Lakes Subdivision, a remote platted subdivision approved by the State and Borough. Several of these parcels were publicly nominated, and are accessed typically via floatplane. The Borough has previously classified and sold the majority of parcels in Trinity Lakes, and the parcels contained herein are the remaining Borough-owned parcels to be classified. These parcels are well suited for private recreational use. Most of these parcels have been nominated by the public for inclusion in the competitive bid sale thereby increasing the likelihood of sale. There are six parcels included on Trinity Lake ranging between 2.28 – 5.88 acres. Minimum bids range from \$12,400 - \$20,600 based on tax assessed value.

Legal: Block 3, Lots 4, 5 & 8; Block 5, Lots 17, 21 & 29, Trinity Lakes Subdivision, ASLS 74-13, Plat No. 74-218, Anchorage RD. (SOA Patent No. 2082)

Parcels 21-07 through 21-14 are located within Kenny Creek Subdivision, a remote platted subdivision approved by the State and Borough. This high recreation area is popular with snow machine enthusiast offering private cabin sites, and is typically accessed via winter trails. Like the Trinity Lakes parcels, the Borough has previously classified and sold the majority of parcels in Kenny Creek, and the parcels contained herein are the remaining Borough-owned parcels to be classified. These parcels are well suited for private recreational use. Several of these parcels have been nominated by the public for inclusion in the competitive bid thereby increasing the likelihood of sale. There are seven parcels included in Kenny Creek all being 5.0 acres in size. Minimum bid is the same for each parcel at \$9,000 based on tax assessed value. OF NOTE: Parcel 21-08 was pulled from the sale list as it has been retained for public access through Kenny Creek Subdivision.

Legal: Block 3, Lot 13; Block 16, Lot 3; Block 24, Lots 1, 2, 3 & 4; Block 27, Lot 2, Kenny Creek Subdivision, ASLS 80-143, Plat No. 81-67, Talkeetna RD. (SOA Patent No. 20332)

Parcel 21-15 is located on Talkeetna Spur just south of Comsat Road. The parcel is accessed directly from the Spur road and is well suited for general use. The parcel was nominated by the public for inclusion in the competitive bid thereby increasing the likelihood of sale. This parcel is 4.82 acres. Minimum bid is \$28,900 based on tax assessed value.

Legal: E1/2 SE1/4, Sec. 31, Township 26 North, Range 4 West, S.M., lying west of Talkeetna Spur Road, Talkeetna RD. (SOA Patent No. 1032)

Public Comments Received:

- 1) John Strassenburg - retain this parcel for future public use.
- 2) Laura Wright – retain for future relocation of downtown Talkeetna, soccer/ball field or other borough building in case of flooding.
- 3) Anita Golton – retain as a natural/beautiful entrance into town and future school/fire hall/playground, in case of flooding.
- 4) Willi Prittie – Borough does not enforce “numerous infractions” regarding Talkeetna SpUD, doesn’t want unsightly strip mall or commercial over-development.
- 5) Bee Long – retain for future community expansion in case of flooding.
- 6) Denis Ransy – Selling parcel is shortsighted, retain for necessary community use.
- 7) Robert Gerlach – Very little land in Talkeetna that has not been sold/leased, retain for future borough use.
- 8) Sarah Keith Kehoe – retain for town relocation in case of flooding.
- 9) Diane Okonek – proposed ages ago for emergency use in case of flooding.
- 10) Cici Schoenberger – retain for future of Talkeetna in case of flooding.
- 11) Brian Okonek – retain for future relocation of borough facilities or public use.

STAFF NOTE: Over 27,000 acres of Borough-owned land have been set aside/reserved for public use for trails, parks, schools, libraries, emergency services, and resource management in the Talkeetna area alone. There are several Borough-owned sites along the Spur and Comsat Road with developed access and parking if needed in an emergency.

Parcels 21-16 through 21-22 are located in Buckwoods Subdivision on the north side of upper Caswell Lakes Subdivision. Access is from the Parks Highway at MP 93 to Hidden Hills Drive through Caswell Subdivision. These parcels were taken by Clerks Deed 1987 and prior for non-payment of taxes and have been held for over 30 years. All re-purchase

rights of the former record owners and those declaring an interest in the properties has been extinguished. When the parcels were taken under foreclosure, it was the practice at the time to retain them for simplicity; however, over the past several years the Borough has found it more practical to offer them to the public and there is high interest from the public to purchase them. These parcels are well suited for residential or private recreational use and have been nominated by the public for inclusion in the competitive bid, thereby increasing the likelihood of sale. There are seven parcels in Buckwoods Subdivision ranging between .92 – 1.01 acres. Minimum bids range from \$4,900 - \$5,600 based on tax assessed value.

Legal: Block 2, Lot 6; Block 3, Lots 1, 2 & 3; Block 4, Lots 5 & 7; Block 5, Lot 7, Buckwoods Phases II & III, Plat No. 85-202, Palmer RD. (Clerks Deed 1987 and prior)

Public Comments Received:

- 1) Richard/Linda Newman comment revolves around recreational use of the property vs full time residential use and lack of law enforcement to control reckless use and trespass of neighboring property.

Parcel 21-23 is located on the west side of upper Caswell Lake Subdivision Access is from the Parks Highway at MP 93 to Hidden Hills Drive through Caswell Subdivision, though existing roads into the parcel may not be fully developed. This parcel is well suited for general use. This parcel is 40.04 acres. Minimum bid is \$43,200 based on tax assessed value.

Legal: Lot 4A, Alaska State Supplemental Cadastral Plat, Plat No. 85-39, Palmer RD. (SOA Patent No. 8084 (5023))

Parcel 21-24 is comprised of two Government Lots (GLO 2 & 5) which are two separate legal lots of record which were conveyed to the Borough by the State of Alaska. GLO lots may be legally conveyed as a stand-alone lot. The parent parcel includes both GLO lots and is identified for assessment purposes as tax parcel 19N04W07B002 containing 63.68 acres. The parent parcel was nominated by the public for inclusion in the proposed competitive bid land sale; however, un-surveyed existing winter trails run through the property and connect to dedicated trail systems. The un-surveyed trails are noted in the adopted MSB Recreation Trails Plan as the Lucky Shot Trail and are recommended for survey and dedication when funding becomes available.

Staff is recommending the north half (GLO 2) be classified as General Use for purpose of future sale once the trails within this portion are surveyed and the actual acreage and value can be determined for GLO 2. The south half (GLO 5) is recommended for classification as Public Recreation Lands to be retained for purpose of current and future trail connectivity and public use.

Legal: GLO 2 & 5, T19N, R4W Sec 7, SM, AK., Palmer RD. (SOA Patent No. 4675)

Public Comments Received:

- 1) Steve Charles, Willow Trails Committee Chair, states this parcel has unreserved, but historically used and identified trails running through it which the committee would like to see preserved.
- 2) Clayton Arterburn publicly nominated this parcel and is very familiar with and supportive of the Willow trails. Nominee understands the importance of preserving the trails but is requesting the north half (GLO 2) be considered for future sale when the trails are surveyed.

Parcel 21-25 is located off Burma Road and is identified as Lot 1, Carpenter Lake Alaska Subdivision, ASLS 74-12 (Plat No. 74-49). This parcel was pulled by the Planning Commission to be retained for future public recreation use when and if funding becomes available to develop a boat launch and other public facilities.

Parcel 21-26, previously known as the Trytten Farm, is located in the Pt. MacKenzie area off Guernsey Road, just north of Alsop Road and the Goose Creek Correctional Center. The property was created under the state's Point Mack Ag Project, ASLS 80-111 (dairy industry project) and is subject to a perpetual covenant running with the land that limits the land to agricultural purposes and uses. The parcel has no dairy production in place at this time and instead, is farmed for hay which meets the Ag covenant.

The Borough and the Alaska Railroad Corporation (ARRC) jointly proposed construction and operation of a new 32 mile rail line connecting the Borough's Port MacKenzie to ARRC's rail line in Houston, Alaska. Following National Environmental Policy Act review, the Surface Transportation Board authorized the ARRC to build and operate the new rail line in December 2011. Construction of the first of six construction phases began in 2012 with \$184 million dollars spent to date and another \$140 million dollars needed to complete the 32-mile extension.

The Borough acquired the farm in 2015 for the sole purpose of dedicating part of the new rail corridor known as the Port MacKenzie Rail Extension Project. The parcel is subject to an ROW easement for the corridor (recorded at 2017-001326-0, Palmer Recording District) which encompasses approximately 12 acre within its east boundary. If the parcel is sold, all proceeds from the sale will be returned to the project. This parcel (excluding the ROW easement) is 301.75 acres. Tax assessed value is \$359,700. There is no available funding through the ROW project to obtain an updated appraisal, so the minimum bid will be \$521,000 based on third party appraisal completed on Dec 27, 2018.

Legal: Tract 22A, Alaska State Land Survey 80-111, Plat No. 82-80, Palmer RD. (Warranty Deed 2015-000868-0)

Public Comments Received:

1) Wayne/Veronica Brost agree with selling property, but would prefer an outcry auction.

Parcel 21-27 is located on Merri Belle Lake off Beverly Lake Road. The parcel was acquired in 2014 as part of Seldon Road Extension, Phase 1, Project 35411. Acquisition included the lot in its entirety with 14,469+/- s/f reserved as a ROW easement. The parcel lies within Merri Bell Lake Subdivision and has approximately 167 feet of lake frontage with access directly onto Beverly Lake Road. If the parcel is sold all proceeds from the sale will be returned to the project. This parcel (excluding the ROW easement) is .79 acres. Tax assessed value is \$36,500. There is no available funding through the ROW project to obtain an updated appraisal, so the minimum bid will be \$104,600 based on third party appraisal completed on Feb 8, 2014.

Legal: Block 1, Lot 3, Merri Belle Lake Subdivision, Plat No. 2007-41, Palmer RD. (Warranty Deed 2014-012573-0)

Parcel 21-28 is located on Stepan Lake northwest of Big Lake Road MP 3. It was acquired in 2016 as part of MSB Right-of-way Project 14-21-004171 to improve the safety and road standards of Ryan's Creek Drive. Acquisition included the lot in its entirety with a 50,846+/- s/f public use easement reserved for right-of-way and future gravel extraction for continuing road improvements. The parcel lies within Stepan Lake Alaska Subdivision and has approximately 380 feet of lake frontage with access directly onto Ryan's Creek Drive. If the parcel is sold all proceeds from the sale will be returned to the project. This parcel (excluding the ROW easement) is 2.70 acres. Tax assessed value is \$39,400. There is no available funding through the ROW project to obtain an updated appraisal, so the minimum bid will be \$70,000 based on third party appraisal completed on May 26, 2016. Legal: Lot 1, Stepan Lake Alaska Subdivision, Plat No. 67-32, Palmer RD. (Warranty Deed 2016-014723-0)

- E. Parcel Descriptions: A parcel description list is attached along with the parcel maps.
- F. Land Status: All parcels were received from the State of Alaska by Patent or by deed. All purchasers are responsible to obtain necessary permits to construct access across streams, or to fill wet areas, or for development in flood areas. All notices, conditions, requirements, information and photos are contained in the individual parcel files and will be available for public inspection during normal business hours.
- G. Adopted Plans and Title Restrictions:
 - 1. Adopted Land Use Plans include the Big Lake, Point McKenzie, Trapper Creek and Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, Natural Resource Management Units Plan (NRMU), and Recreation Trails Plan.
 - 2. Title Restrictions – No title restrictions affect any of the proposed parcels. There are recorded Covenants for those parcels located within subdivisions which will be provided in the parcel files for public review.
- H. Surrounding Land Uses: General Purpose, Residential, and Recreational.
- I. Natural resources within parcels: Timber, gravel, and watershed.
- J. Parcel access is by constructed and unconstructed roads, trails (winter and summer), section line easements, and by air. As will be outlined in the sale brochure, it is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use any access route.

III. Review and Comments

All parcels have undergone significant departmental review. Such review includes historical data, topography, access, adopted Borough plans, desirability of location, land value, and highest and best use of land. Lands are selected for classification and potential sale through public nomination, the 2012 build-out analysis, available historic data, and collaboration with other Borough departments.

Inter-department review revealed no objection to the proposed classification, retention, or sale of these parcels. Public Notice was conducted in accordance with MSB 23.05.025. Public comments are included under the specific parcels in Section II, D, with copy of public comments attached to this Best Interest Finding.

The Planning Commission adopted Resolution 21-13 at its regularly scheduled meeting on June 21, 2021 with recommendation to the Assembly for approval of the parcels listed herein to be classified as stated and included in future land sales or retained for public recreation use.

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 is used for road projects, community organization projects, trail surveys, and land acquisitions.

Since late 2019 and throughout 2020, there has been an overwhelming uptick of interest regarding available Borough land. 2020 sales to include tax foreclosure, competitive bid, and over-the-counter land sales saw a record high number of buyers with over \$2 million in assessed value returned to the tax rolls in 2020 through these sales. Staff believes this continuing trend of buying interest is highly unusual, but may in part be due to public desire for a place to safely recreate without pandemic concerns combined with added expendable income from government stimulus payouts. Conveying public lands into private hands increases the Borough's tax roll and allows economic gain by virtue of the development – whether for recreational cabins, single-family residences, agriculture, or commercial use.

Numerous phone calls have been received by staff regarding potential upcoming land sales, how the sale process works, and requests to add their email contact information to the Land & Resource Management land sale notification list. This notification list is for the specific purpose of letting interested parties know when any borough land sale is commencing. The list grows weekly and contains over 1,100 names.

Under certain land sale programs, the Borough may offer finance terms which provide for affordable down payments and reasonable monthly payments for up to 10 years, dependent on the price and amount to be financed. Financing is set up through an escrow account with First National Bank Alaska wherein a deed of trust is recorded and monthly payments are tracked by the Land Management Division. The Borough interest rate charged for the 2021 Competitive Sealed Bid is based upon the current Wall Street Prime Rate plus an additional 5.0% charged by the Borough. As of May 2021, current prime is 3.25%; therefore, if this rate remains the Borough will charge 8.25% interest for Borough-financing. Not wanting to directly compete with private lenders, the higher interest rate charged by the Borough encourages buyers to pay in cash vs apply for in-house financing by the Borough. The Legal Rate of Interest pursuant to Alaska state statute AS 45.45.010 cannot exceed 10.5 %. The three ROW project parcels are not eligible for Borough financing and will require cash closings, without exception.

Lands are classified in accordance with MSB 23.05.100. The selected parcels fall under Private Recreation Lands which 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; or General Purpose Lands which 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; or Agricultural Lands which are those lands which, because of soils, location, physical or climatic features, or adjacent development, are presently or potentially valuable for the production of agricultural crops. Public Recreation Lands are those lands that, because of location, physical features, or adjacent development, are presently or potentially valuable to the public as natural or developed recreational or historic areas.

V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests Assembly approval of the land classifications as proposed for the parcels contained herein for purpose of inclusion in future land sales, and for one parcel to be retained for public recreation use.

Public Comments in their entirety
(received from public noticing)

IM 21-137
OR 21-068

Nancy Cameron

Proposed Parcel 21-15

From: John <jsandrw@matnet.com>
Sent: Sunday, June 6, 2021 10:51 PM
To: Nancy Cameron; Land Management
Subject: msb007737 2021 competitive sealed bid 21-15

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
June 6, 2021

To: Nancy Cameron, Land Management Division
Matanuska Susitna Borough

From: John Strassenburgh, Talkeetna

Re: Public comment MSB0007737; 26N04W31D003 parcel number 21-15

I write to express my concerns about the proposed reclassification for potential sale of borough owned parcel 26N04W31D003 (parcel number 21-15), located on the west side of the Talkeetna Spur Road near its intersection with Comsat Road.

This parcel is approximately 5.5 acres in size, located adjacent to the Spur Road up on the bluff near Talkeetna, just south of the new Library. This is well above Talkeetna's flood plain. The Borough's 2008 Talkeetna Public Facilities draft report describes this site as "....located centrally to the larger community."

Even though its elongated shape limits somewhat the potential uses of the parcel, it is very important that the Borough retain ownership. We do not know what the borough will require for facility infrastructure in the future, and it is important to take the long view.

For example, the original, preliminary site for the new library was in the flood plain, near the site of the old library. Closer examination of this site revealed a need to evaluate other options. This evaluation process of selecting a site for the new library showed us that building in the flood plain, below the bluff, is not feasible and is not a prudent use of borough funds. It also showed the benefit of the borough retaining ownership of its lands within or near communities.

For a number of reasons, including potential flood issues, the library now sits along the east side of the Spur Road just north of Comsat (26N04W31A007). Its companion parcel is 26N04W31A006. A006 and A007 were, in 1999 one parcel, and offered in the spring of 1999, for sale to the public as parcel 99-44. The Borough withdrew this parcel from the sale due to community opposition.

The borough subdivided the parcels into A006 and A007, and both (separately) were again offered for sale to the public a few years later (there is some question whether this second offering was in 2002 or 2005). Again, after hearing from the public, the MSB withdrew the parcels from the sale.

It is a good thing the community spoke and the Borough listened, because this is where the library sits is today.

*IM 21-137
OR 21-068*

I see a parallel here. It wasn't expected that the library would be built on either A006 or A007, but that's what happened. I hope the MSB realizes the potential for a similar scenario to occur with the subject parcel 21-15 (D003).

We don't know what the future will bring. If there is a flood that damages, say, the fire hall to the extent that it must be rebuilt, the borough would be very unlikely to make such an investment in the flood plain. The Borough would need an alternate, safe, place to rebuild. I think it would be foolish for the borough to toss aside any of the options (even a 5.5 acre elongated parcel), whether it be for a new fire hall or whatever else what might be required.

I hope the borough reconsiders its decision to reclassify 21-15 (D003) for sale. The appraised value of D003 (21-15) is only \$28,900, so the borough isn't giving much up by being prudent and retaining ownership, and saving money in the long run.

Thank you for your consideration.

Sincerely,
John Strassenburgh

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:24 AM
To: Nancy Cameron
Subject: FW: Withdrawal MSB007737

-----Original Message-----

From: Laura Wright <lauraw@mtaonline.net>
Sent: Saturday, June 5, 2021 8:13 AM
To: Land Management <Land.Management@matsugov.us>
Subject: Withdrawal MSB007737

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

I am writing to object to the proposed land sale in Talkeetna along the Spur Road. This must be withdrawn!! This is an important piece of Borough land that was originally attached to the larger parcel that the Transfer site, library and warm storage building sits on. It is too valuable in the future for any potential borough building. That parcel is the alternative site for downtown Talkeetna should it need to be relocated due the the river wiping it out!

In the meantime it could become a soccer field or ball field or other possible borough building or service. The MSB has sold almost all land in the north Spur road and downtown area.

WITHDRAWAL THIS PARCEL!

Lastly, it is near impossible to find this document on the MSB website. It did not appear in the search no matter how much I tried. I looked for 15 minutes before finding it. It should be under public notices/Talkeetna and it is not.

Laura Wright
HC 89 Box 8129
Talkeetna, AK 99676

*1M 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:24 AM
To: Nancy Cameron
Subject: FW: MSB007737, 2021 Competitive Sealed Bid

-----Original Message-----

From: Anita Golton <goltking@mtaonline.net>
Sent: Saturday, June 5, 2021 3:37 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007737, 2021 Competitive Sealed Bid

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

To whom it may concern,

I am a 22 year Talkeetna resident, local business owner and Talkeetna Spur Road property owner. I received the notification regarding the land sale of Mat Su Borough property (MSB007737, 2021 Competitive Sealed Bid) on the east side of the Talkeetna Spur just across from the Talkeetna Library and the Borough Transfer Site. I'm writing in hopes that the Borough will WITHDRAW this parcel from the land sale and keep it as public property.

As the "gateway" to the Talkeetna townsite, keeping the property undeveloped, unless necessary for borough services, contributes significantly to the rural, natural and not-overly-commercial feeling that Talkeetna is known for. There are many properties along the Talkeetna Spur, including mine which are developed responsibly, according to the SPUD for this area. However, I am not confident that private owners of this parcel would consider the ramifications of over-development of this lot. The only way to ensure that it remains a natural and beautiful entrance into the town is to save it as Borough property.

More importantly, we are all acutely aware of the changing dynamics of the riverfront. With the possibility of erosion and flooding that could significantly affect the Talkeetna townsite, having public property "at the top of the hill" could be critical for future public needs such as a school, emergency services/fire hall, playground, etc. if ever the townsite were unusable due to flooding or other issues. This was already brought to light when the new library was built at it's current location after discovering the silt under the old library was unsuitable for current building requirements.

I hope the Land Management Division will decide NOT to reclassify or sell this parcel at this time or anytime in the future.

Sincerely,

Anita Golton
PO Box 685
Talkeetna, Alaska

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:24 AM
To: Nancy Cameron
Subject: FW: Comment on Clasification/Sale (MSB007737)

-----Original Message-----

From: Willi Prittie <willi@mtaonline.net>
Sent: Sunday, June 6, 2021 3:09 PM
To: Land Management <Land.Management@matsugov.us>
Subject: Comment on Clasification/Sale (MSB007737)

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

To whom it may concern:

I hope that the borough will withdraw this parcel from the land sale and keep it in the public domain.

I am a 20-year Sunshine resident, retired from local business. I have a great deal of concern about your proposed sale of MSB007737 parcel along the Spur road just before Talkeetna. The borough has not done a very good job at enforcing numerous infractions and ongoing infractions of the Talkeetna SPUD. The last thing we need is for public land on the entrance to Talkeetna to be sold off to someone who may want to put an unsightly strip-mall business in, or some other thing that violates the SPUD. We in the Talkeetna area DO NOT want to start looking like Wasilla (DBA Strip Mall City)! The whole idea of the SPUD, when it was envisioned and passed by the community, was to protect the rural values and natural viewscape of our area. A sale of this type would not be in those best interests.

Keeping this property undeveloped and in public hands will contribute to keeping our area from commercial overdevelopment (or even residential overdevelopment). It may actually be needed in the future by the borough for public needs like borough infrastructure, much like the new library needed to be moved out of town.

Sincerely,

Willi Prittie
Sunshine, Alaska

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:24 AM
To: Nancy Cameron
Subject: FW: MSB007737 2021 Competative Sealed Bid Land Sale

-----Original Message-----

From: Bee Long <woodyfiber17@gmail.com>
Sent: Sunday, June 6, 2021 3:56 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007737 2021 Competative Sealed Bid Land Sale

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

COMMENTS MSB007737 2021 COMPETATIVE SEALED BID LAND SALE CLASSIFICATION/SALE

Dear Land and Resource Management,

1. This 6 acre MSB public land should be withdrawn from the competitive land sale in order to accomodate future community expansion and future community emergencies. Borough public land can fit those needs.
2. The classification should be such to retain the acreage in public ownership for future community expansion or emergency use in the case of flooding and erosion.

The town of Talkeetna exists in an active flood plain. To protect the town from three rivers' erosion and flooding is very expensive and time consuming. At any time, an emergency could occur and relocation to the upper elevations on the Spur Road could be necessary.

With the existence of the library, the transfer site and the borough maintenance facility, a community facilities/services area already exists. These 6 acres are valuable to keep in the public control of the borough.

KEEP THIS LAND UNDEVELOPED. DO NOT SELL IT.

Becky Long
Talkeetna
6/6/21

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:24 AM
To: Nancy Cameron
Subject: FW: MSB007737 2021 Competative Sealed Bid Land Sale

-----Original Message-----

From: Denis Ransy <denisinak@gmail.com>
Sent: Sunday, June 6, 2021 4:01 PM
To: Land Management <Land.Management@matsugov.us>
Cc: Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: MSB007737 2021 Competative Sealed Bid Land Sale

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

Dear Borough,

Please keep this land undeveloped and withdraw it from the proposed land disposal. Putting it up for sale would be shortsighted. This public land could really become necessary for the community of Talkeetna.

Denis Ransy
Talkeetna

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:23 AM
To: Nancy Cameron
Subject: FW: MSB007737, 2021 Competitive Sealed Bid

-----Original Message-----

From: ROBERT GERLACH <rgerlach@mtaonline.net>
Sent: Monday, June 7, 2021 10:50 AM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007737, 2021 Competitive Sealed Bid

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

Nancy Cameron,

RE. MSB007737

This parcel should be retained for MSB use in the future. There is very little MSB land left in the Talkeetna that has not been sold or leased. It has great value in the future for MSB use. Please be forward thinking and remove this parcel from the Competitive Bid Sale. It will be far more valuable to MSB in the future for its own uses than selling it now.

Thank you.

Robert Gerlach, MSB resident and taxpayer

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Monday, June 14, 2021 11:22 AM
To: Nancy Cameron
Subject: FW: Msb007737

-----Original Message-----

From: Sarah Keith Kehoe <skkehoe@gmail.com>
Sent: Monday, June 7, 2021 5:42 PM
To: Land Management <Land.Management@matsugov.us>
Subject: Msb007737

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

I oppose the sale of Msb07737. The 6 acres of land is needed in case of emergency due to flooding of the Talkeetna town. Please honor the community plan which designates this land for emergency use and town relocation. The library and borough maintenance building already are located adjacent to this designated area.

Please do not sell.

Sarah Kehoe
Talkeetna resident

Sent from my iPhone

*1m 21-137
OK 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Tuesday, June 15, 2021 10:37 AM
To: Nancy Cameron
Subject: FW: Talkeetna parcel MSB landsale

From: Diane Okonek <dcokonek@gmail.com>
Sent: Tuesday, June 15, 2021 9:14 AM
To: Land Management <Land.Management@matsugov.us>
Cc: Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: Talkeetna parcel MSB landsale

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

Dear MSB division of land sales,

I am writing in regards to the 6 acre parcel across from the Talkeetna Library entrance that the MSB is considering listing on your land sale publication.

This land is part of the original library parcel and this area was proposed ages ago for emergency use for the Talkeetna townsite in the case of a devastating flood. I believe it is very important that this parcel remains as MSB property for this use. I can't imagine a better reason for the MSB to retain ownership. Please do not sell this land now or in the future.

Sincerely,

Diane Calamar Okonek
PO Box 583
Talkeetna, Alaska. 99676

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Wednesday, June 16, 2021 3:25 PM
To: Nancy Cameron
Subject: FW: 6-acre parcel of land in Talkeetna

From: Cici Schoenberger <cscho02642@gmail.com>
Sent: Wednesday, June 16, 2021 3:10 PM
To: Land Management <Land.Management@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: 6-acre parcel of land in Talkeetna

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

I am a resident of Talkeetna. I am writing to request that the 6-acre parcel of land bordering Powers Rd and the Talkeetna Spur Rd. be withdrawn from possible sale. It is my opinion that this is in an area that is critical for the Borough to maintain for the future of Talkeetna. Although we all hope that the River will not continue to erode its banks and make its way into Talkeetna, we do need to be prepared for this possibility, which seems to be more of an eventuality. The Borough needs to maintain its ownership of parcels of land that are in the area that is designated to be an alternative downtown. I understand that the sale would provide cash for the Borough now, but this seems to be shortsighted thinking. We need to have a long view into the future and remain prepared. If this is sold and it is developed for commercial purposes, this area is gone forever. Please strongly consider removing this parcel for sale.

Thank you,
Cici Schoenberger
14430 E. Spruce Circle
Talkeetna

*1M 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-15

From: Jill Irsik
Sent: Thursday, June 17, 2021 9:59 AM
To: Nancy Cameron
Subject: FW: MSB land sale proposal, Talkeetna Spur Road

From: Brian Okonek <brianokonek@gmail.com>
Sent: Thursday, June 17, 2021 9:06 AM
To: Land Management <Land.Management@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: MSB land sale proposal, Talkeetna Spur Road

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Dear MSB Division of Land Sales;

The MSB has proposed selling a six acre parcel of borough property on the west side of the Talkeetna Spur Road mile 12 located just south of the intersection with Comsat Road. The borough transfer site is on the east side, across the Talkeetna Spur Road from the MSB parcel.

I do not think that the MSB should sell this property. There is no telling what borough facility may be needed in the future or what borough facility that is now located in Talkeetna may have to be relocated to a different location. The property proposed to be sold is in a prime location for any future public building. It is out of the flood plain of downtown Talkeetna, on a major road and close to power lines. It would be best to hold on to it for future borough needs.

Sincerely,

Brian Okonek
Talkeetna resident

*IM 21-137
OR 21-068*



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

26 222N04W02D008
NEWMAN RICHARD & LINDA TR (Estate of)
1824 MILTON RD
NAPA CA 94559

Proposed Parcels 21-16 thru 22

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Classification/Sale (MSB007737)

**Tax ID: 3157B02L006, 3157B03L001, 2 & 3,
and 3157B04L005 & 7**

The Matanuska-Susitna Borough Land & Resource Management Division is seeking Planning Commission recommendation of land classification and Assembly approval to sell the above identified Borough-owned parcels. If so approved, the parcels may be included in the 2021 Competitive Sealed Bid Land Sale and subsequent land sales which have not been scheduled, but are planned for fall 2021. Proposed parcels are located throughout the Borough and a complete list is available during normal business hours at the Land & Resource Management office in Palmer. Land classifications include a mix of Private Recreation and General Purpose use, with one Agriculture use parcel in Point MacKenzie.

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 **June 7, 2021**. 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 **MSB007737, 2021 Competitive Sealed Bid, when submitting comments**).

Comments: *The concern we have for those who purchase these properties for "recreational use" is the lack of respect for the homeowners that live in the area full time. (Examples: Fireworks, shooting guns, illegal bon fires, loud music, reckless driving and trespassing with ATVs/snowmobiles). When needed, the state troopers and Fire department are not able to respond in a timely matter to protect people, property & nature itself.*

Signature: *(Estate of Richard & Linda Newman)* *47842 S. Shaman Rd. Willow, AK* *Thank you -*

Richard L. Newman

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

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

*IM 21-137
OR 21-068*

Nancy Cameron

Proposed Parcel 21-24

From: Jill Irsik
Sent: Wednesday, May 19, 2021 3:07 PM
To: Nancy Cameron
Subject: FW: MSB007737
Attachments: Willow Survey Project map.pdf

From: Steve Charles <scharles@mtaonline.net>
Sent: Wednesday, May 19, 2021 3:02 PM
To: Land Management <Land.Management@matsugov.us>
Subject: MSB007737

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

Nancy,

I left you a phone message concerning this possible land sale. The Willow Trail Committee manages two significant winter trails in this parcel and so we have some concerns about this sale. Attached is a map of trails we are working on easements with the Borough. Questions:

1. Any chance this sale could be rescinded?
2. Can the parcel be divided to sell the northern portion, the only one with buildable land?
3. If it can be divided, can we reclassify the southern portion to match that of the Willow Management Unit that is adjacent?
4. If none of the above works, can we have survey and easement acquisition be a condition of sale?

Steve Charles, Chair
Willow Trail Committee

Note: Please blame all typos on this tiny keyboard and anything that makes no sense on autocorrect.

1M 21-137
OR 21-068

[illegible]

to Willow CC

* This public notice & request for comments is being published in accordance with the provisions of the Freedom of Information Act, 5 U.S.C. 552, and the Privacy Act, 5 U.S.C. 552a.

MSF #007146

Proposed Trail Enhancements Development and Easements

ST19N R05W Sec. 11, 12
MSB Tax Map W 11
MSB-LRND March, 2016

Project trails
Trails with existing easements
Trails needing easements

1m 21-137,
OR 21-068

Nancy Cameron

Proposed Parcel 21-24

From: Clay Arterburn <clayton74@gmail.com>
Sent: Tuesday, June 1, 2021 11:49 AM
To: Nancy Cameron
Subject: Parcel 19N04W07B002

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

I am writing to request that the northern government lot of Parcel 19N04W07B002 not be retained and remain unzoned for possible future inclusion in a MSB Land Sale. This lot is desirable uplands situated between existing subdivision lots with road access from two sides. It is prime for residential use or small scale agriculture. While the southern portions of this parcel contains valuable community winter use trails, the northern government lot is not used for community recreation. In addition it sits in close proximity to another community 40 acre parcel of uplands so retaining the northern government lot for community uplands use would be unnecessary.

Im 21-137
OR 21-068



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

4

52097000T027

BROST WAYNE J & VERONICA P
14580 S GUERNSEY RD
WASILLA AK 99623

Proposed Parcel 21-26

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Classification/Sale (MSB007737)

Tax ID: 2097000T022A

The Matanuska-Susitna Borough Land & Resource Management Division is seeking Planning Commission recommendation of land classification and Assembly approval to sell the above identified Borough-owned parcel. You are receiving this notice as a property owner within 600 feet of the specific parcel being proposed for classification and sale. If so approved, the parcel may be included in the 2021 Competitive Sealed Bid Land Sale and subsequent land sales which have not been scheduled, but are planned for fall 2021. Proposed parcels are located throughout the Borough and a complete list is available during normal business hours at the Land & Resource Management office in Palmer. Land classifications include a mix of Private Recreation and General Purpose use, with one Agriculture use parcel in Point MacKenzie.

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 **June 7, 2021**. 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 **MSB007737, 2021 Competitive Sealed Bid, when submitting comments**).

Comments:

Why would you (Borough) not sell this ag parcel? It has not been competitively bid since spring of 2019. Someone is operating it now, and in 2020 land is in demand and prices have gone up. My preference would be an outcry auction.

Signature:

Wayne Brost - Veronica Brost

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

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

*IM 21-137
OR 21-068*

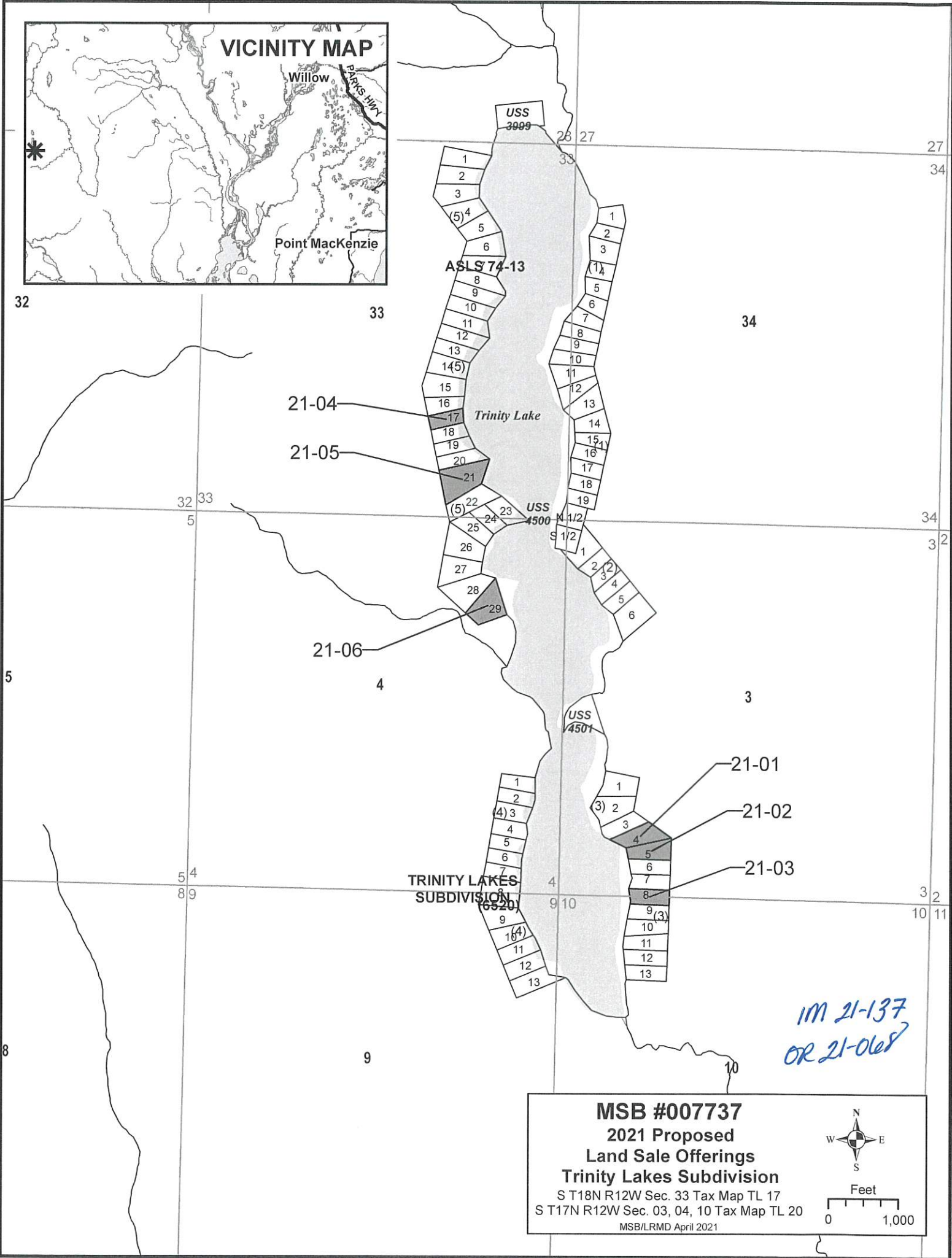
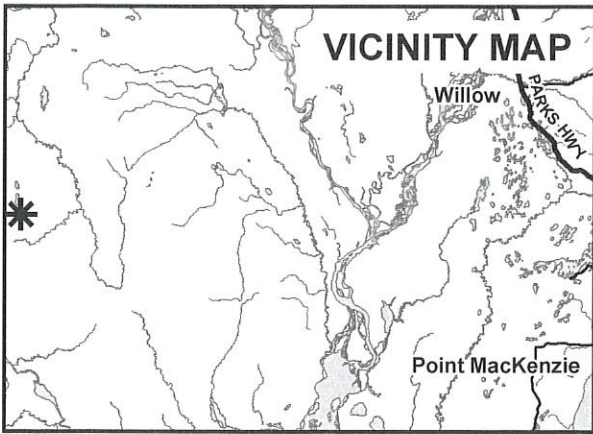
Parcel List, Location, Acreage, and Land Classification

Parcel Number	MSB Tax ID Number	Location Area / Acreage	Land Classification	Minimum Bid
21-01	6520B03L004	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.59 acres	Private Recreation	\$15,300
21-02	6520B03L005	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.38 acres	Private Recreation	\$15,200
21-03	6520B03L008	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.75 acres	Private Recreation	\$12,400
21-04	6520B05L017	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.28 acres	Private Recreation	\$12,000
21-05	6520B05L021	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 5.88 acres	Private Recreation	\$20,600
21-06	6520B05L029	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 4.56 acres	Private Recreation	\$18,200
21-07	2167B03L013	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-09	2167B16L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-10	2167B24L001	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-11	2167B24L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-12	2167B24L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-13	2167B24L004	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-14	2167B27L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-15	26N04W31D003	Talkeetna: Talkeetna Spur Road MP 12 4.82 acres	General Purpose	\$28,900
21-16	3157B02L006	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-17	3157B03L001	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-18	3157B03L002	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-19	3157B03L003	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision 1.01 acres	Private Recreation	\$4,900
21-20	3157B04L005	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .93 acres	Private Recreation	\$5,600
21-21	3157B04L007	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .93 acres	Private Recreation	\$5,600
21-22	3157B05L007	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-23	22N04W11D001	Caswell: Parks Hwy MP 93 west of Caswell Lakes Subdivision 40.04 acres	General Purpose	\$43,200

*1M 21-137
OR 21-068*

Parcel Number	MSB Tax ID Number	Location Area / Acreage	Land Classification	Minimum Bid
21-24	19N04W07B002	Willow: Parks Hwy MP 71 north of Willow Lake off Willow Creek Pkwy 63.68 acres	Dual Classification GLO 2 (N1/2) as General Purpose GLO 5 (S1/2) as Public Recreation	N/A
21-26	2097000T022A	Pt. MacKenzie: North of Alsop Road off Guernsey Road 301.75 acres (excludes 12.1 acres for ROW esmt area)	Agriculture	\$521,000
21-27	6670B01L003	Meadow Lakes: West end of Seldon where it turns into Beverly Lakes Road .79 acres (excludes .33 acres for ROW esmt area)	General Purpose	\$104,600
21-28	6291000L001	Big Lake: MP 3 Big Lake Road to Beaver Lake Road 2.70 acres (excludes 1.19 acres for ROW esmt area)	General Purpose	\$70,000

IM 21-137
OR 21-068



MSB #007737
2021 Proposed
Land Sale Offerings
Trinity Lakes Subdivision
S T18N R12W Sec. 33 Tax Map TL 17
S T17N R12W Sec. 03, 04, 10 Tax Map TL 20
MSB/LRMD April 2021

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Petersville

VICINITY MAP

S PARKS

Talkeetna

Trapper Creek

TR LL (2167)

21-10 TR KK

21-11

21-12

21-13

21-14

2419

2530

TR EE

TR FF

TR GG

TR HH

TR II

TR BB

TR CC

TR DD

TR Y

TR ZAA

ASLS 80-143

21-09

TRACT V
ASLS 73-39
TRACT M
(1614)
TRACT N

2625
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Removed

KENNY CREEK

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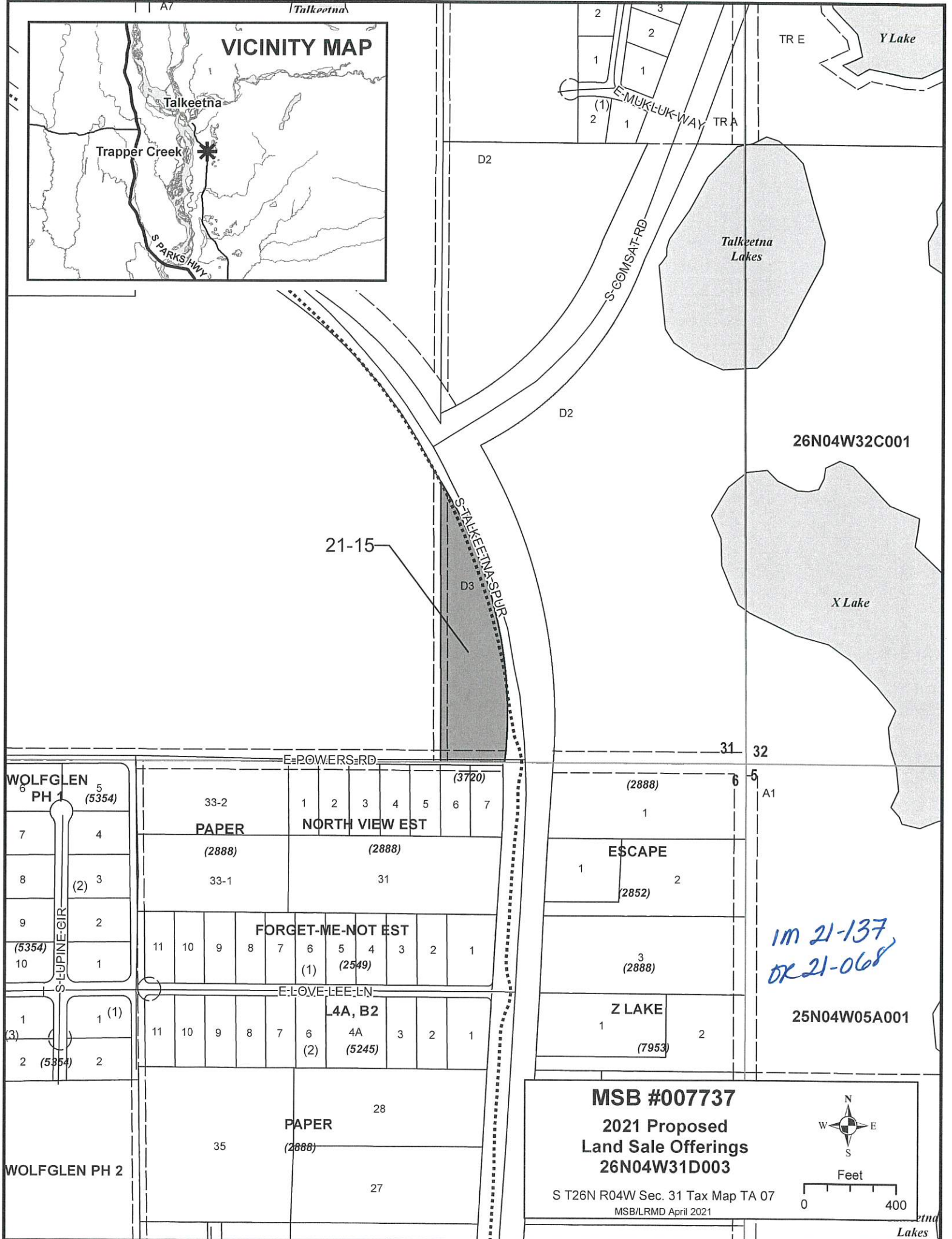
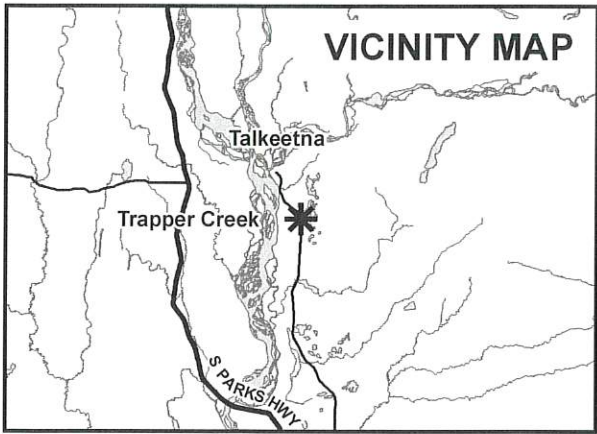
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MSB #007737

**2021 Proposed
Land Sale Offerings
26N04W31D003**

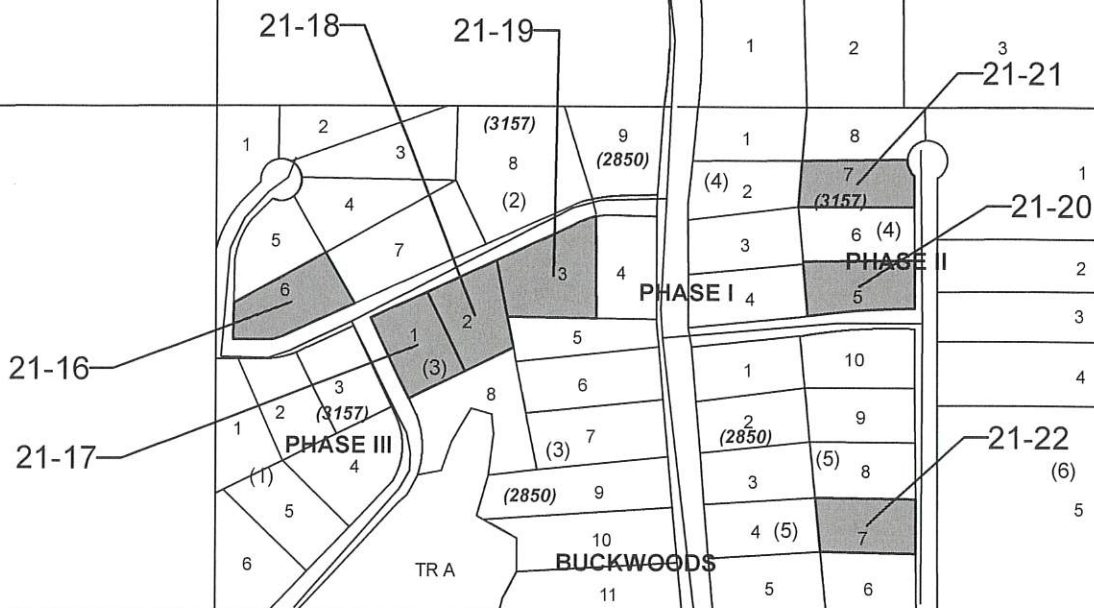
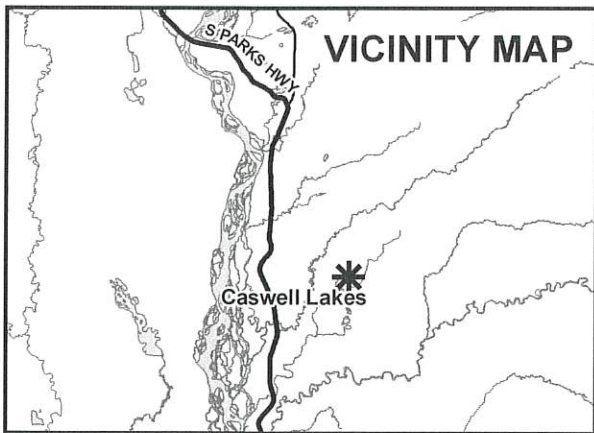
S T26N R04W Sec. 31 Tax Map TA 07

MSB/LRMD April 2021

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MSB #007737

**2021 Proposed
Land Sale Offerings
Buckwoods Subdivision**

S T22N R04W Sec. 02 Tax Map CA 01
MSB/LRMD April 2021

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238
239

*1M 21-137
OR 21-068*



Marshy Lake

Upper
Caswell
Lake

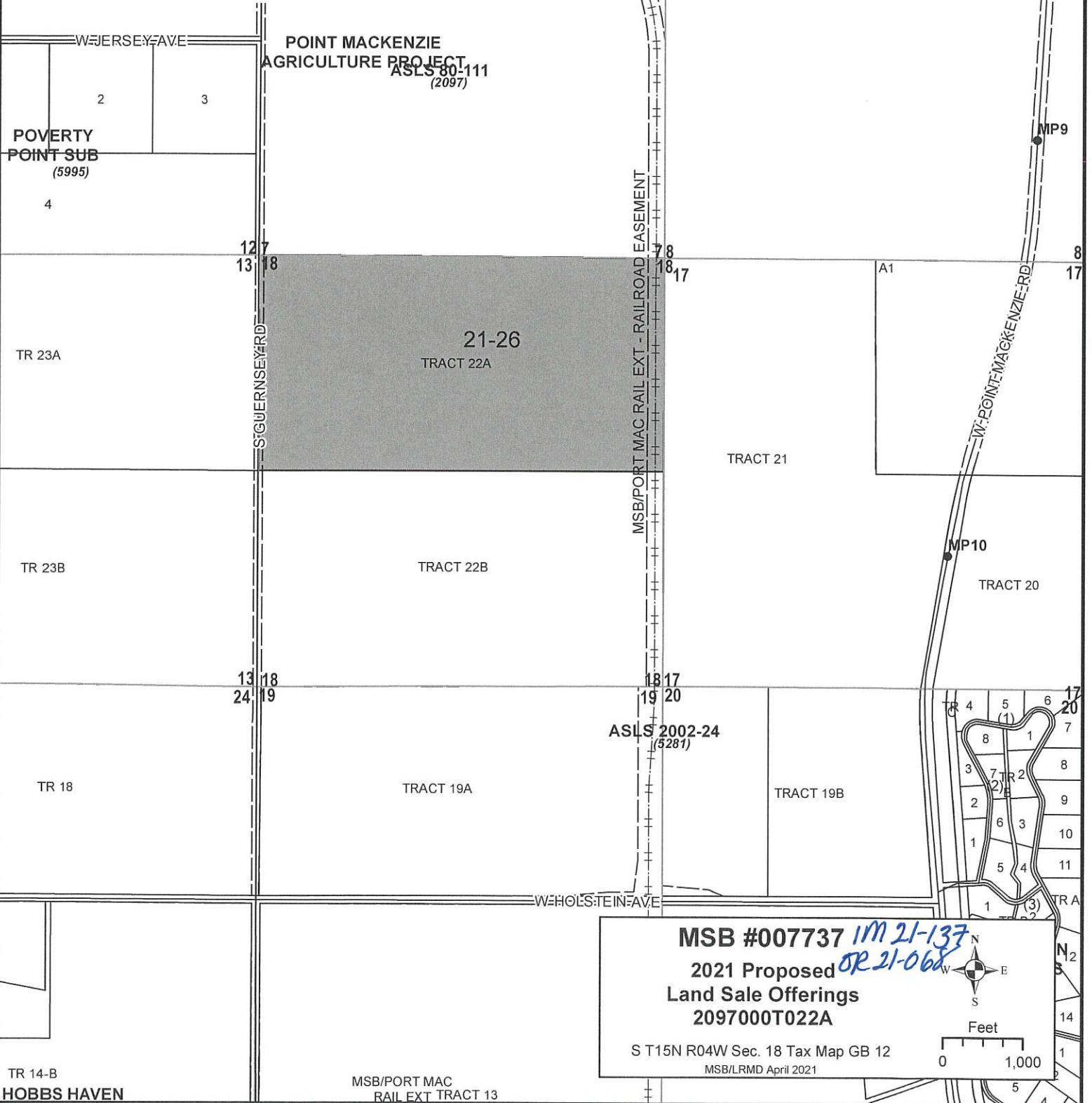
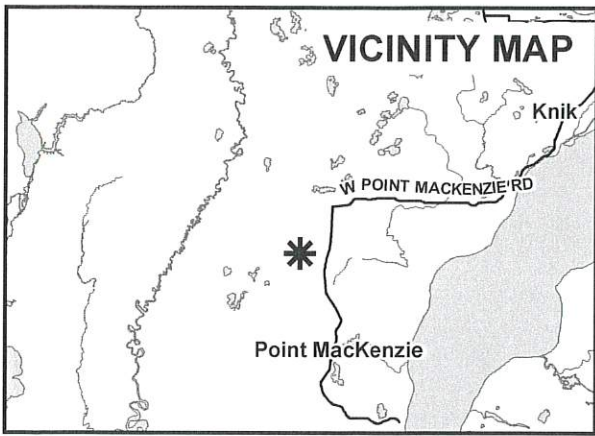
MSB #007737
2021 Proposed
Land Sale Offerings
22N04W11D001

S T22N R04W Sec. 11 Tax Map CA 01

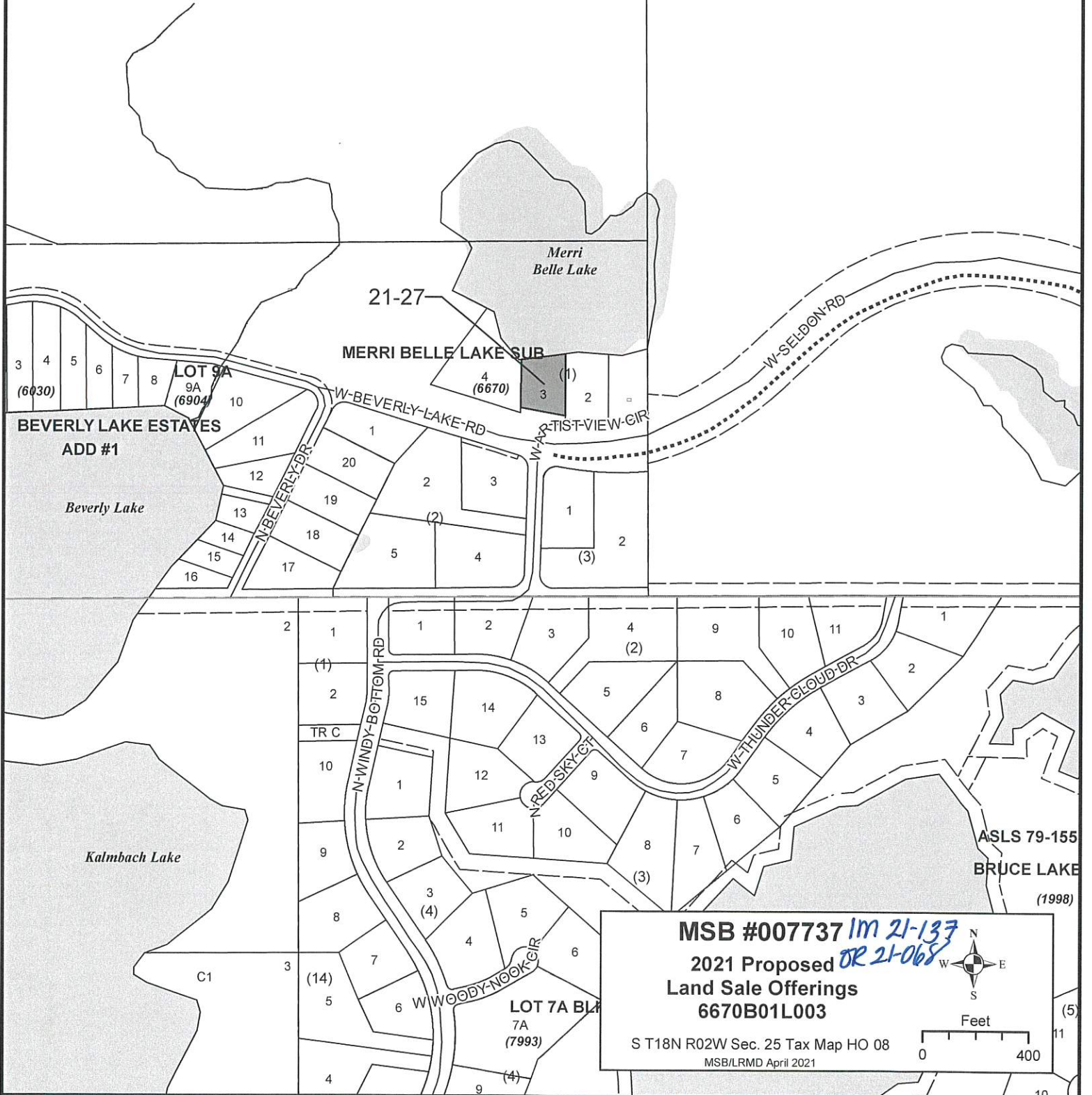
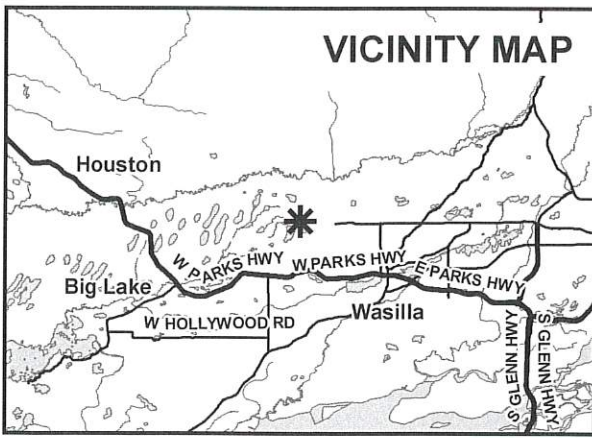
MSB/LRMD April 2021



Feet



VICINITY MAP



MSB #007737 *IM 21-137*
2021 Proposed *OR 21-068*
Land Sale Offerings
6670B01L003

S T18N R02W Sec. 25 Tax Map HO 08
 MSB/LRMD April 2021

ASLS 79-155
 BRUCE LAKE
 (1998)

Feet
 0 400

By: N. Cameron
Public Hearing: June 21, 2021
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. PC 21-13**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING THE LAND CLASSIFICATION OF CERTAIN BOROUGH-OWNED LANDS PROPOSED FOR INCLUSION IN FUTURE LAND SALES AND FOR PUBLIC RETENTION, AND FORWARDING RECOMMENDATION TO THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY FOR APPROVAL (MSB007737).

WHEREAS, borough land sales are a source of revenue for borough and community projects; and

WHEREAS, there is significant public interest in acquiring land through borough land sale programs; and

WHEREAS, the benefit of transferring public land into private hands has economic development potential and increases revenue to the borough tax roll; and

WHEREAS, certain Borough-owned parcels have been identified for retention and disposal through the Land & Resource Division; and

WHEREAS, public notice was conducted in accordance with MSB 23.05.025, with public comments attached; and

WHEREAS, a Best Interest Finding is attached hereto providing analysis and discussion of the parcels in accordance with MSB 23.05.030, along with location maps; and

WHEREAS, lands are classified in accordance with MSB 23.05.100 and the selected parcels fall under Private Recreation

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Lands because of location, physical features, or adjacent development are presently or potentially valuable as outdoor recreation areas and may be best utilized by private development; General Purpose Lands because of physical features, adjacent development, location, or size of the area, may be suitable for a variety of uses, or do not lend themselves to more limited classification under other land descriptions; Agricultural Lands because of soils, location, physical features, or adjacent development are presently or potentially valuable for the production of agricultural crops; and Public Recreation Lands because of location, physical features, or adjacent development are presently or potentially valuable to the public as natural or developed recreational or historic areas; and

WHEREAS, the Planning Commission recommends retaining parcel 21-25.

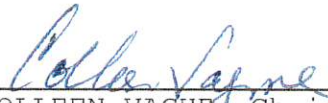
WHEREAS, the Planning Commission agrees with dual classification of parcel 21-24 north half for general-purpose; south half for public recreation. The general-purpose classification to only be forwarded for sale once the trails are surveyed.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the classification of the following Borough-owned parcels as stated herein, except parcel 21-25, and attached as Exhibit A, pages 1 and 2, for purpose


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of inclusion in future land sales and public retention, and forwarding recommendation to the Matanuska-Susitna Borough Assembly for approval.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of June 2021.


COLLEEN VAGUE, Chair

ATTEST:


KAROL RIESE, Planning Clerk

(SEAL)

YES: (6) Commissioner Vague, Commissioner Elder, Commissioner Anderson, Commissioner Chesbro, Commissioner Mossanen, Commissioner Glashan

NO: (0)

2021 Competitive Sealed Bid Land Sale (MSB007737)
Parcel List, Location, Acreage, and Land Classification

Parcel Number	MSB Tax ID Number	Location Area / Acreage	Land Classification	Minimum Bid
21-01	6520B03L004	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.59 acres	Private Recreation	\$15,300
21-02	6520B03L005	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.38 acres	Private Recreation	\$15,200
21-03	6520B03L008	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.75 acres	Private Recreation	\$12,400
21-04	6520B05L017	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.28 acres	Private Recreation	\$12,000
21-05	6520B05L021	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 5.88 acres	Private Recreation	\$20,600
21-06	6520B05L029	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 4.56 acres	Private Recreation	\$18,200
21-07	2167B03L013	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-09	2167B16L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-10	2167B24L001	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-11	2167B24L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-12	2167B24L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-13	2167B24L004	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-14	2167B27L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation	\$9,000
21-15	26N04W31D003	Talkeetna: Talkeetna Spur Road MP 12 4.82 acres	General Purpose	\$28,900
21-16	3157B02L006	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-17	3157B03L001	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-18	3157B03L002	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600
21-19	3157B03L003	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision 1.01 acres	Private Recreation	\$4,900
21-20	3157B04L005	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .93 acres	Private Recreation	\$5,600
21-21	3157B04L007	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .93 acres	Private Recreation	\$5,600
21-22	3157B05L007	Caswell: Parks Hwy MP 93 north of Caswell Lakes Subdivision .92 acres	Private Recreation	\$5,600

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Parcel Number	MSB Tax ID Number	Location Area / Acreage	Land Classification	Minimum Bid
21-23	22N04W11D001	Caswell: Parks Hwy MP 93 west of Caswell Lakes Subdivision 40.04 acres	General Purpose	\$43,200
21-24	19N04W07B002	Willow: Parks Hwy MP 71 north of Willow Lake off Willow Creek Pkwy 63.68 acres	N1/2General Purpose S1/2Public Recreation	N/A
21-25	6532000L001	Big Lake: Burma Road to Carpenter Lake Road 18.93 acres	General Purpose	\$134,700
21-26	2097000T022A	Pt. MacKenzie: North of Alsop Road off Guernsey Road 301.75 acres (excludes 12.1 acres for ROW esmt area)	Agriculture	\$521,000
21-27	6670B01L003	Meadow Lakes: West end of Seldon where it turns into Beverly Lakes Road .79 acres (excludes .33 acres for ROW esmt area)	General Purpose	\$104,600
21-28	6291000L001	Big Lake: MP 3 Big Lake Road to Beaver Lake Road 2.70 acres (excludes 1.19 acres for ROW esmt area)	General Purpose	\$70,000

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