

By: Nancy Cameron
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-14**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO CLASSIFY BOROUGH LANDS FOR PURPOSE OF INCLUSION IN THE MATANUSKA-SUSITNA BOROUGH 2017 COMPETITIVE SEALED BID LAND SALE (MSB007249).

WHEREAS, the borough assembly prioritized land sales as a source of revenue for the borough; 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 is economic development potential and increased revenue to the borough tax roll; and

WHEREAS, the borough's build-out analysis identified specific areas throughout the borough which should be considered for inclusion in public land sale programs and from that analysis a 5-year land plan was implemented; and

WHEREAS, both the Planning Commission and Assembly were provided a written overview of the 5-year land plan prior to implementation in 2014; and

WHEREAS, the proposed bid parcels for the 2017 Competitive Sealed Bid Sale have undergone thorough inter-department and inter-agency review; and

WHEREAS, public notice was initiated in accordance with MSB 23.05.025 and public comment is included in the Best Interest Finding attached hereto; and

WHEREAS, the Best Interest Finding also provides analysis and discussion of the following 2017 bid parcels:

Bid Parcel Number	MSB Tax ID Number	Land Classification
17-001	28N05W18D002	General Purpose
17-002	26N05W18A009	General Purpose
17-003	24N04W19C004	General Purpose
17-004 thru 17-006	7183 B01L001, L002 and L003	General Purpose
17-007 thru 17-008	7183 B02L001 and L002	General Purpose
17-009	7183 B03L001	General Purpose
17-010 thru 17-011	22N04W11A002, A003	General Purpose
17-012	22N04W18A003	General Purpose
17-013	U04783000L17	General Purpose
17-014	21N04W20B001	General Purpose
17-015	19N04W30D011	General Purpose
17-016	17N04W35C017	General Purpose
17-017	17N01E10A011	General Purpose
17-018	16N04W21D002	General Purpose
17-019	16N08W25C002	Private Recreation
17-021 thru 17-022	2167 B11L021 and L022	Private Recreation
17-023	2167 B12L005	Private Recreation
17-024 thru 17-025	2167 B19L004 and L005	Private Recreation
17-026 thru 17-028	2167 B20L005, L006 and L007	Private Recreation
17-029 thru 17-030	2167 B24L001 and L002	Private Recreation
17-031 thru 17-032	2167 B25L001 and L002	Private Recreation
17-033 thru 17-034	2167 B03L001 and L002	Private Recreation
17-035	2167 B01L004	Private Recreation
17-036 thru 17-037	6521 P0AL043 and L044	Private Recreation
17-038 thru 17-041	6520 B04L010, L011, L012 and L013	Private Recreation
17-042 thru 17-043	6520 B05L026 and L027	Private Recreation

WHEREAS, pursuant to MSB 23.05.100, lands classified as private recreation lands are those lands which 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; and

WHEREAS, pursuant to MSB 23.05.100, lands classified as general purpose lands are those lands which, because of physical features, adjacent development, location, or size of the area,

may be suitable for a variety of uses, or which do not lend themselves to more limited classification under other land descriptions; and

WHEREAS, MSB 23.05.030 allows for the sale of land by competitive bid when it is found to be in the best interest of the borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the classification of borough lands as stated herein and within the Best Interest Finding for purpose of inclusion in the Matanuska-Susitna Borough 2017 Competitive Sealed Bid Land Sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 17th day of April, 2017.



Colleen Vague, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Vague, Anderson, Healy, Cresbro, Elder, Alashan,*
NO: *and Rauchenstein*