

By: Nancy Cameron  
Action: Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. PC 19-11**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO CLASSIFY BOROUGH LANDS FOR PURPOSE OF INCLUSION IN THE MATANUSKA-SUSITNA BOROUGH 2019 COMPETITIVE BID LAND SALE (MSB007466).

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WHEREAS, the 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 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 from which a 5-year land disposal plan was implemented; and

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

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

WHEREAS, the Best Interest Finding provides analysis and discussion of the following 2019 bid parcels:

| <b>Parcel Number</b> | <b>MSB Tax ID Number</b> | <b>Location Area</b>                  | <b>Land Classification</b> |
|----------------------|--------------------------|---------------------------------------|----------------------------|
| 19-01                | 16N04W25B003             | Point McKenzie Area                   | General Purpose            |
| 19-02                | 16N04W28B004             | Jewel Lake / Point McKenzie Area      | General Purpose            |
| 19-04                | 18N02W26A006             | Meadow Lakes Area                     | General Purpose            |
| 19-05                | 6532000L004              | Carpenter Lake / Big Lake Area        | General Purpose            |
| 19-06                | 17N04W32A018             | Crooked Lake / Big Lake Area          | General Purpose            |
| 19-07                | 17N04W32C009             | Crooked Lake / Big Lake Area          | General Purpose            |
| 19-08                | 3321B02L001              | Susitna-Purinton Pkwy / Big Lake Area | General Purpose            |
| 19-09                | 16N04W04A012             | Susitna Parkway / Big Lake Area       | General Purpose            |
| 19-10                | 16N04W04D008             | Susitna Parkway / Big Lake Area       | General Purpose            |
| 19-11                | 16N04W03C002             | Susitna Parkway / Big Lake Area       | General Purpose            |
| 19-12                | 17N04W34B010             | Purinton Pkwy / Big Lake Area         | General Purpose            |
| 19-13                | 18N04W04D006             | Nancy Lake / Willow Area              | General Purpose            |
| 19-14                | 18N04W04D007             | Nancy Lake / Willow Area              | General Purpose            |
| 19-15                | 19N04W29C005             | Willow Area                           | General Purpose            |
| 19-16                | 19N04W29C006             | Willow Area                           | General Purpose            |
| 19-17                | 20N06W27B001             | North of Big Su River Confluence      | Private Recreation         |
| 19-18                | 23N04W32A002             | MP 92 Parks Hwy / Caswell Area        | General Purpose            |
| 19-19                | 23N04W29A002             | MP 93 Parks Hwy / Caswell Area        | General Purpose            |
| 19-20                | 24N04W10A001             | Talkeetna Spur Road                   | General Purpose            |
| 19-21                | 25N04W19B007             | Talkeetna Spur Road                   | General Purpose            |
| 19-22                | 26N05W18A008             | MP 117 Parks Hwy Area                 | General Purpose            |
| 19-23                | 26N05W18A004             | MP 117 Parks Hwy Area                 | Private Recreation         |
| 19-24                | 2167B03L002              | Kenny Creek Subdivision               | Private Recreation         |
| 19-25                | 2167B03L012              | Kenny Creek Subdivision               | Private Recreation         |
| 19-26                | 6520B01L004              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-27                | 6520B03L009              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-28                | 6520B03L010              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-29                | 6520B03L011              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-30                | 6520B03L012              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-31                | 6520B03L013              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-32                | 6520B05L006              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-33                | 6520B05L013              | Trinity lakes Subdivision             | Private Recreation         |
| 19-34                | 6520B05L014              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-35                | 6520B05L016              | Trinity lakes Subdivision             | Private Recreation         |
| 19-36                | 6520B05L021              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-37                | 6520B05L022              | Trinity Lakes Subdivision             | Private Recreation         |
| 19-38                | 7183B02L002              | Montana Creek Road                    | General Purpose            |

WHEREAS, pursuant to MSB 23.05.100, lands classified as General Purpose 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 do not lend themselves to more limited classification under other land descriptions; and

WHEREAS, pursuant to MSB 23.05.100, lands classified as Private Recreation 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.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends assembly approval of the classification of borough land as stated herein for purpose of inclusion in the Matanuska-Susitna Borough 2019 Competitive Bid Land Sale.

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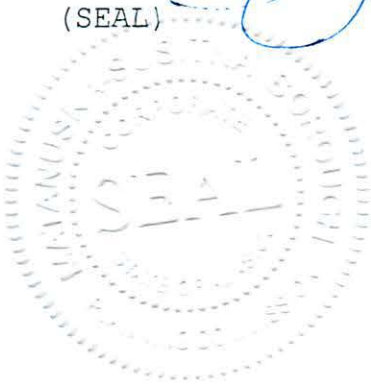
ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 15<sup>th</sup> day of April, 2019.

  
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Colleen Vague, Chair

ATTEST:

  
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MARY BRODIGAN, Planning Clerk

(SEAL)



YES: *Vague, Anderson, Chesbro, Elder, Haskins, and  
Mossman*  
NO: