

By: Nancy Cameron
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 16-10**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO CLASSIFY BOROUGH LANDS AND APPROVE SAID LANDS FOR INCLUSION IN THE MATANUSKA-SUSITNA BOROUGH 2016 COMPETITIVE SEALED BID LAND SALE (MSB007129).

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; and

WHEREAS, the borough's build-out analysis identified specific areas throughout the borough which should be considered for retention for future public facilities and uses; and

WHEREAS, the parcels selected for inclusion in the 2016 competitive bid land sale are not within the areas identified by the build-out analysis as those needed for public purpose; and

WHEREAS, the parcels underwent thorough inter-department and inter-agency review to determine agriculture potential and those parcels identified with such potential were set aside for future agriculture land sales; and

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

WHEREAS, the Preliminary Best Interest Finding also provides analysis and discussion of the land classifications to include the following parcels:

	Bid Parcel Number	MSB Tax ID Number	Area	Land Classification
1	Bid Parcel 15-001	2167B26L003	Kenny Creek	Private Recreation
2	Bid Parcel 15-002	2167B26L005	Kenny Creek	Private Recreation
3	Bid Parcel 15-003	2167B26L006	Kenny Creek	Private Recreation
4	Bid Parcel 15-004	2167B24L003	Kenny Creek	Private Recreation
5	Bid Parcel 15-005	2167B24L004	Kenny Creek	Private Recreation
6	Bid Parcel 15-006	2167B20L004	Kenny Creek	Private Recreation
7	Bid Parcel 15-007	2167B11L005	Kenny Creek	Private Recreation
8	Bid Parcel 15-008	2167B11L006	Kenny Creek	Private Recreation
9	Bid Parcel 15-009	2167B11L007	Kenny Creek	Private Recreation
10	Bid Parcel 15-010	2167B11L008	Kenny Creek	Private Recreation
11	Bid Parcel 15-011	2167B11L009	Kenny Creek	Private Recreation
12	Bid Parcel 15-012	2167B04L004	Kenny Creek	Private Recreation
13	Bid Parcel 15-013	2167B03L018	Kenny Creek	Private Recreation
14	Bid Parcel 15-014	2167B03L017	Kenny Creek	Private Recreation
15	Pulled Bid Parcel 15-015	5881S07T00A	Talkeetna	Private Recreation
16	Bid Parcel 15-017	26N05W27C019	Petersville	General Purpose
17	Bid Parcel 15-018	6521POAL045	Shulin Lake	Private Recreation
18	Bid Parcel 15-019	6521POAL046	Shulin Lake	Private Recreation
19	Bid Parcel 15-020	6521POAL047	Shulin Lake	Private Recreation
20	Bid Parcel 15-021	22N04W10B002	Caswell	General Purpose
21	Bid Parcel 15-022	22N04W10B003	Caswell	General Purpose
22	Bid Parcel 15-024	20880000000	Lockwood Lake	Private Recreation
23	Bid Parcel 15-027	6520B04L002	Trinity Lake	Private Recreation
24	Bid Parcel 15-028	6520B04L007	Trinity Lake	Private Recreation
25	Bid Parcel 15-029	6520B04L008	Trinity Lake	Private Recreation
26	Bid Parcel 15-030	6520B04L009	Trinity Lake	Private Recreation
27	Bid Parcel 15-031	17N04W27B012	Flat Lake	General Purpose
28	Bid Parcel 15-032	1972S16T00A	Iditarod Trail	General Purpose
29	Bid Parcel 15-035	20N07E19A003	Bonnie Lake	General Purpose
30	Bid Parcel 15-036	19N05W26A007	Willow	General Purpose
31	Bid Parcel 15-037	4411000T00C-2	Bulchitna Lake	Private Recreation
32	Bid Parcel 15-038	21N09W04A006	Bulchitna Lake	Private Recreation
33	Bid Parcel 15-039	17N04W35C017	Big Lake	General Purpose
34	Bid Parcel 15-040	17N04W34B010	Burma/Purinton	General Purpose
35	Bid Parcel 15-041	2167B11L004	Kenny Creek	Private Recreation
36	Bid Parcel 15-042	2167B20L001	Kenny Creek	Private Recreation

WHEREAS, Bid Parcel 15-015 was pulled from the classification list at the request of the Matanuska-Susitna

Borough assembly representative for District 7 in support of the Talkeetna Community Council; and

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

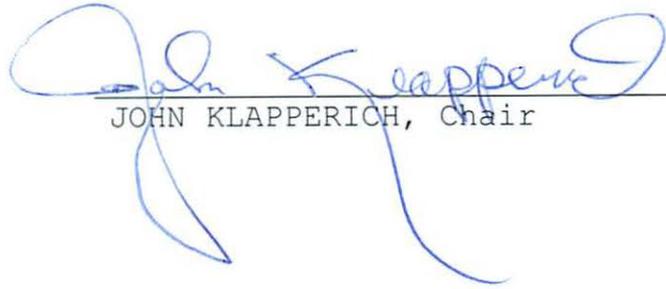
WHEREAS, there is increased interest in acquiring public lands, especially those lands classified for private recreation; and

WHEREAS, transferring public land into private hands provides overall revenue to the borough and increases the borough tax roll for years to come; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the assembly approves the classification of borough lands as stated in the Preliminary Best Interest Finding for purpose of inclusion in

the Matanuska-Susitna Borough 2016 Competitive Sealed Bid Land Sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of March, 2016.



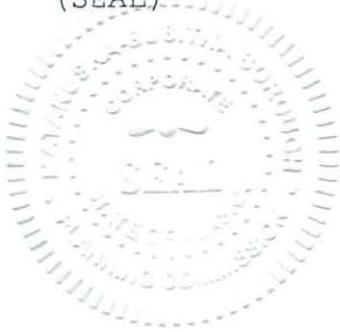
JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)



YES: *Klapperich, Anderson, Healy, Vague, Adams, and Rauchenstein*
NO: