

Sponsored by: Mayor DeVilbiss
Adopted: 01/15/13

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 13-007**

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY
SUPPORTING THE LAYOUT AND PLANNING OF A TOWN SITE IN THE
COMMUNITY OF POINT MACKENZIE AND A TOWN SITE IN THE FISH CREEK
MANAGEMENT AREA.**

WHEREAS, the Matanuska-Susitna Borough and Municipality of Anchorage have over 60 percent of Alaska's population; and

WHEREAS, the Matanuska-Susitna Borough and Municipality of Anchorage comprise Alaska's largest and strongest regional economy; and

WHEREAS, to maintain a strong, growing and sustainable regional economy there is a need for additional commercial, industrial, and residential lands; and

WHEREAS, the Knik Arm Bridge is one of the Borough's legislative priorities; and

WHEREAS, the Knik Arm Bridge will provide access to developable lands within the Matanuska-Susitna Borough for commercial, industrial, and residential uses; and

WHEREAS, the immediate development pressure anticipated to result from construction of the Knik Arm Bridge will be in the community of Point MacKenzie; and

WHEREAS, the Assembly adopted Point MacKenzie Community Comprehensive Plan includes a goal to:

"Encourage development of town centers. The town centers should include sites for a library, health clinic, post office, service station, school sites, community center, grocery store, café, hotel, police station, and multi-family development;" and

WHEREAS, construction and operation of the Goose Creek Correctional Center is increasing the number of jobs in and visitors to Point MacKenzie; and

WHEREAS, there is roughly three square miles of Borough- owned land adjacent to Alsop Road, near the Goose Creek Correctional Center suitable for development of a town site as envisioned by the Point MacKenzie Community Comprehensive Plan; and

WHEREAS, the Borough-owned land off Alsop Road is adjacent to the 14 square mile industrial zoned Port District, the Port MacKenzie Rail Extension, and the Alaska Railroad Terminal Reserve Area; and

WHEREAS, the Point MacKenzie Community Council unanimously approved a motion supporting the layout, planning, and development of a town site on Borough-owned land adjacent to Alsop Road at their regularly scheduled meeting of December 13, 2012; and

WHEREAS, there will be a need for road and other infrastructure improvements including Knik Goose Bay Road,

Burma Road, and South Big Lake Road, and a bridge across the Little Susitna River, on the Borough end of the Knik Arm Crossing when the bridge is built; and

WHEREAS, the development pressure resulting from construction of the Knik Arm Bridge is anticipated to reach beyond the community of Point MacKenzie; and

WHEREAS, there is significant developable land in the Fish Creek Management Area; and

WHEREAS, the Fish Creek Management Plan, adopted by the Borough Assembly, states that land should be reserved for town center development for community services and a centralized commercial district; and

WHEREAS, the Fish Creek town center, in contrast to the town site in Point MacKenzie, could be a service center for small to mid-sized agricultural parcels characterized by less dense development and integrated into already existing summer recreation and winter trails to points far beyond; and

WHEREAS, the Fish Creek town center could become a logical junction for access to the west of the Susitna River and to the north side of the Kenai Peninsula Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly, in anticipation of, and as a demonstration of support for a bridge across the Knik Arm and a bridge across the Little Susitna River, supports layout, planning and development

of town sites on public land adjacent to Alsop Road and in the Fish Creek Management Area.

ADOPTED by the Matanuska-Susitna Borough Assembly this 15 day of January, 2013.


LARRY DEVILBISS, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Keogh, Woods, Arvin, Colligan, Salmon, Colver, and Halter