

11/9/98

To: Mat-Su Borough Land Management Department, Ron Swanson.  
Re: Alaska Raceway Park's Application to Lease Borough Land in Sect 35, T17N, R2E.

Dear Mr. Swanson,

The Butte Community Council recently conducted several public meetings where the main topic of discussion has been the application of Alaska Raceway Park (ARP) to purchase or lease Borough Lands adjacent to their existing facilities. The community has expressed several concerns over the disposal of this particular public parcel, primarily related to possible future expansion of the racetrack and the need to maintain a permanent **vegetated buffer strip** between the existing residential areas and the raceway.

In an attempt to forestall future land use conflicts, the Butte Community Council (BCC), Mr. Lackey of ARP, and Borough staff have met on several occasions to discuss both the concerns of the community, and Mr. Lackey's desire to secure land for additional parking at ARP. It is my impression Mr. Lackey shares many of the concerns of the BCC, and is in full agreement on the need to formally designate a permanent public buffer involving the majority of Borough land lying within Section 35, T17N, R2E. Mr. Lackey and the BCC have also identified approximately 20 acres in the Northeast quadrant of section 35 that, if separated from the larger parcel, would also meet his stated objectives for additional parking. The Council has no objection to the Borough leasing Mr. Lackey this 20 acres, however we are requesting the opportunity to review and approve the conditions of the lease before it is finalized. The Council's main concern here is the lease should specify that the 20 acres be used primarily for parking, and preclude the possibility of expanding racetrack venues onto the parcel.

At our October meeting, the Butte Community Council expressed our intent through a formal Resolution, which you will find attached to this letter. In our discussions, it became apparent we also needed to address Borough lands in Section 36, T17N, R2E. The Council felt these public lands were important for their recreational value. Many trails, including access to Jim Creek and the Knik Glacier, originate or pass through this area. Given the importance of the Jim Creek Fishery, the tourism potential of the Knik Glacier, and the rate of growth in our area, the Council feels current patterns of use can be ensured by designating these lands as a "Recreation Area". The BCC would like to point out this area lies with the 100 year floodplain of the Knik River and is generally very poorly suited to housing.

Board Members:

*Ted Cox*  
(Chair)  
745-2467

*Dick Barlow*  
(Vice Chair)  
745-2784

*Jim Courtney*  
(Secretary)  
746-2578

*Dick Coutts*  
(Treasurer)  
745-3641

*Dave Witt*  
(Member)  
746-7617

*Stan Halfacre*  
(Member)  
745-6955

*Jason Binder*  
(Member)  
746-4670

*Carol Moen*  
(Member)  
746-4937

*Duane Goodrich*  
(Member)  
745-3968

The Butte Community Council appreciates the opportunity to provide the Borough and Assembly with constructive input to help plan our growth and address quality of life issues for our area.

Sincerely

Ted Cox  
Chair Butte Community Council

Attachment: Butte Community Council Resolution.

Cc: Mat-Su Borough Assembly  
Jill Parsons – Land Management Officer  
Earl Lackey – Alaska Raceway Park.