

NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 12/03/24  
Public Hearing: 12/17/24  
Adopted: 12/17/24

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 24-115**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A REQUEST FROM AGRICULTURAL RIGHTS OWNERS, PAUL AND MARGARET COOK, AND BEN RAEVSKY, TO SUBDIVIDE A 320-ACRE FARM CONTAINING TWO PARCELS, INTO THREE (TWO 40± ACRE PARCELS AND ONE 240± ACRE PARCEL); TO CONSTRUCT ONE PERMANENT AND ONE TEMPORARY RESIDENCE FOR THE FARM FAMILIES; AND APPROVE AN UPDATED FARM PLAN WITH AN ADDITIONAL SUBUNIT FARM PLAN - TAX IDS 18N01E04A002 AND 18N01E04B001 (MSB008116).

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WHEREAS, the intent and rationale are contained within Informational Memorandum 24-219.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. Approvals. The Matanuska-Susitna Borough Assembly approves the applicants' requests as follows:

(A) Subdivision. The request to subdivide the 320± acre farm unit into two 40± acre and one 240± acre parcels is approved. The applicant shall meet the following requirements:

1. Be responsible for all associated costs including but not limited to survey, legal description, professional engineer, platting costs to subdivide, or any associated title company or other costs; and

2. Shall provide to the Matanuska-Susitna Borough a drawing of the subdivided parcels as an attachment to the written legal description; and
3. Shall notify any potential purchaser of the requirements to apply to the Matanuska-Susitna Borough to purchase the Agricultural Rights, and provide a Farm Conservation Plan with the application for approval by the Borough.

(B) Construction of Farm Residences. The request to build a permanent residence on a two-acre homesite area of the new 40-acre parcel designated on the farm drawing as "Parcel A", and a temporary residence (yurt) on the 5-acre primary homesite located on the farm drawing as "Parcel B" is approved.

(C) Farm Conservation Plans. The updated farm plans provided for the primary farm operation, and for the new 40-acre parcel indicated as "Parcel A" are approved.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

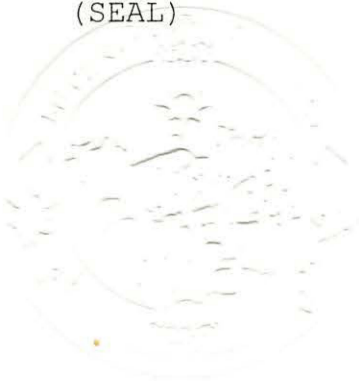
ADOPTED by the Matanuska-Susitna Borough Assembly this 17 day  
of December, 2024.

Edna DeVries  
EDNA DeVRIES, Borough Mayor

ATTEST:

Lonnie R. McKechnie for  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Hale, Nowers, McKee, Sumner, Gamble, Fonov,  
and Bernier