

NONCODE ORDINANCE

Sponsored By: Borough Manager

Introduced: 06/07/22

Public Hearing: 06/21/22

Postponed to 07/19/22: 06/21/22

Adopted: 07/19/22

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 22-068**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SALE OF BOROUGH-OWNED LAND IDENTIFIED AS LOT 4 AND LOT 5, BLOCK 4, MATANUSKA TOWNSITE, US SURVEY 1169, TO THE ADJACENT PROPERTY OWNER, KENNETH AND MYRA OLSON, AND REPEALING THE PUBLIC PURPOSE DEDICATION PLACED ON THE BOROUGH LOT (MSB007891).

WHEREAS, the Land and Resource Management Division received an application from Kenneth and Myra Olson to purchase Lot 4 and Lot 5, Block 4, Matanuska Townsite, United States Survey 1169, which lies adjacent to their property and is owned by the Borough; and

WHEREAS, the Borough received the property in 1976 through tax foreclosure for nonpayment of taxes for years 1972 and prior; and

WHEREAS, Ordinance Serial No. 84-008 retained this property and classified it as "public purpose" due to its substandard size of .11 acres and inability to be developed as a stand-alone parcel; and

WHEREAS, the public purpose adopted under Ordinance Serial No. 84-008 was defined as "Resource Management Lands due to high water table and inclusion within the Palmer Hay Flats Game Refuge"; and

WHEREAS, Lot 4 and Lot 5, Block 4, Matanuska Townsite, United States Survey 1169, are located outside of the Palmer Hay Flats Game Refuge boundary; and

WHEREAS, a Borough interdepartmental review was conducted and public notice was initiated pursuant to MSB 23.05.025; and

WHEREAS, pursuant to MSB 23.10.230 (A)(1)(d), the Manager may, with Assembly approval by ordinance, approve a sale of borough-owned real property by application if the purchase is for an adjacent property owner to address a substandard or unusable lot condition; and

WHEREAS, the Olson's adjacent property contains .11 acres and is considered substandard by Title 43; and

WHEREAS, the property will be conveyed for \$100 each based on the Borough's 2022 certified tax role assessment which is considered fair market value in accordance with MSB 23.10.060; and

WHEREAS, the Olson's application meets the requirements of Title 23 and Land and Resource Management policy and procedures to purchase the property by application; and

WHEREAS, repeal of the "public purpose" placed on Lot 4 and Lot 5, Block 4, Matanuska Townsite, United States Survey 1169, by Ordinance Serial No. 84-008 is appropriate.

BE IT ENACTED:

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

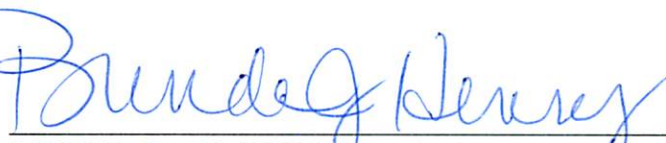
Section 2. Disposal of Property. The Assembly hereby approves the sale of Lot 4 and Lot 5, Block 4, Matanuska Townsite, United States Survey 1169, filed in the Palmer Recording District, to Kenneth and Myra Olson, the adjacent property owners, pursuant to MSB 23.10.230 (A)(1)(d), and repeals the public purpose dedication on said Lot 4 and Lot 5, Block 4.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this 19 day of July, 2022.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Hale, Nowers, McKee, Yundt, Tew, Sumner, and Bernier