

NONCODE ORDINANCE

By: Borough Manager
Introduced: 10/16/18
Public Hearing: 10/16/18
Adopted: 10/30/18

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 18-101**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE REQUEST BY AGRICULTURAL RIGHTS HEIRS TO SUBDIVIDE THE AGRICULTURAL RIGHTS ONLY LAND ESTATE AND COMBINE THE ESTATE PROPERTY WITH THE HEIRS PROPERTY FOR PURPOSE OF SEPARATING THE TITLE INTEREST OF THE HEIRS (MSB007376).

WHEREAS, agricultural rights heirs have requested Assembly approval to subdivide and combine four parcels, being the estate parcels and privately owned parcels, into two new parcels; and

WHEREAS, through the estate of Mr. Arthur Petersen, the heirs Mark A. Petersen and Cindy M. Mattingley, received title as Tenants in Common to Tax Parcels 24N04W23D001 and 24N04W26A002; and

WHEREAS, Mark A. Petersen and Cindy M. Mattingley desire to combine the two estate parcels with their individual 40-acre parcels creating a 440-acre parcel (Mark A. Petersen) and a 280-acre parcel (Cindy M. Mattingley); and

WHEREAS, the proposed subdivision will allow the heirs to pursue their individual agricultural endeavors that will favorably contribute to the economics of agricultural production and allow the heirs the ability to hold their individual estates; and

WHEREAS, the Agriculture Advisory Board passed Resolution No. 18-02 recommending Assembly action to approve the request of the agricultural rights heirs to subdivide the estate parcel and

combine with their respective 40-acre parcels for farming purposes.

BE IT ENACTED:

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

Section 2. Acceptance and Authorization. The Assembly authorizes the Manager to execute an Affidavit acknowledging approval of the subdivision and documents required for the use of agricultural lands as designated under former Title 13.

Section 3. Conditions.

1. The subdivision must meet the requirements of Title 43, Forty-acre Exemption, or any other subdivision development standards available.
2. The owners of record execute a Notice of Approval to further convey a farm unit to recognize the new farm units and pay all applicable recording cost.
3. The owners file a new Borough Farm Conservation Plan with the Land and Resource Management Division for the Manager's approval of the two new parcels of record.

Section 4. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 30 day
of October, 2018.



VERN HALTER, Borough Mayor

ATTEST:



LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Sykes, Beck, McKee, Mayfield, Sumner,
and Boeve