

NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 06/20/23  
Public Hearing: 07/18/23  
Adopted: 07/18/23

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 23-066**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LESS THAN FAIR MARKET VALUE SALE OF BOROUGH OWNED REAL PROPERTY IDENTIFIED AS EIGHT LOTS WITHIN THE ENCHANTED FOREST SUBDIVISION AND ONE LOT IN THE HOUSTON HEIGHTS SUBDIVISION TO THE CITY OF HOUSTON FOR THE PURPOSE OF PUBLIC PARKS. (MSB007988)

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WHEREAS, the city of Houston submitted a request to the Manager asking the Borough to convey nine properties to the city; and

WHEREAS, the parcels would be conveyed at less than fair market value and a deed restriction will be imposed that the parcels be used for public recreation purposes or they shall revert back to the Borough, subject to environmental assessment and clean-up; and

WHEREAS, there is a total of nine parcels to be conveyed and the 2023 assessed value of the nine parcels is \$266,000; and

WHEREAS, all of the parcels will be conveyed at less than fair market value for \$1, notwithstanding MSB 23.10.060 wherein the minimal fee is \$500 per parcel or a range of 50 to 90 percent of market value, as determined by the Assembly; and

WHEREAS, an interdepartmental review was conducted. The Planning Department, Development Services Division noted some of

the properties are located within the special flood hazard area and any development requires a permit before any work is done; and

WHEREAS, public notice was performed pursuant to MSB 23.05.025 and one objection was received; and

WHEREAS, the city of Houston understands they will be responsible for any and all future fees and requirements associated with transfer, management, and development of the nine parcels being conveyed; and

WHEREAS, the city of Houston approved Resolution Serial No. 23-07 on February 16, 2023, and amended the resolution on March 9, 2023, in support of the conveyance of all nine parcels from the Borough to the City with the conditions included herein; and

BE IT ENACTED:

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

Section 2. Legal description of parcels to be conveyed.

Lot 1, Block 1, Lot 1, Block 2, Block 8, Lot 5, Block 12, Block 19, Lot 27, Block 23, Lot 1, Block 27, Lot 4, Block 28 Enchanted Forest Subdivision, according to plat 71-50, located in the Palmer Recording District, State of Alaska and Tract B Houston Heights Subdivision, according to plat 84-109, located in the Palmer Recording District, State of Alaska.

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


ADOPTED by the Matanuska-Susitna Borough Assembly this 18 day of July, 2023.

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Nowers, McKee, Yundt, Tew, Fonov, and Bernier