

NONCODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 05/05/26
Public Hearing: 05/19/26
Adopted: 05/19/26

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 26-050**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A LESS THAN FAIR MARKET VALUE SALE OF NINE BOROUGH-OWNED PROPERTIES TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES FOR A PUBLIC PURPOSE. (MSB008235)

WHEREAS, the intent and rationale for this ordinance are found in the accompanying Informational Memorandum No. 26-081 and best interest finding; and

WHEREAS, the Alaska State Department of Transportation and Public Facilities (DOT&PF) submitted a request for the Borough to convey nine Borough-Owned parcels for a public purpose at less than fair market value; and

WHEREAS, pursuant to MSB 23.10.280(A) the transfer of Borough land may be made to the state without limit or consideration, for public purposes; and

WHEREAS, property will be conveyed without retaining a reversionary clause, notwithstanding MSB 23.10.280(A)(2) and Land and Resource Management, Policy and Procedure Manual Part 60-16 (7.1) wherein the Borough retains a reversionary interest on each conveyance granted under this section; and

WHEREAS, property will be conveyed at less than fair market value without consideration, 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, the Borough waives appraisal requirements under the state of Alaska specifications; and

WHEREAS, DOT&PF 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, DOT&PF is aware parcel number two (Tract B, Foothill Estates, Plat 73-29) contains FEMA deed restrictions recorded November 22, 2019, at serial number 2019-026924-0 in the Palmer Recording District.

BE IT ENACTED:

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

Section 2. Legal Description of Parcels to be Conveyed.

Parcel 1) Tract A, Foothill Estates, according to plat No. 73-29, located in the Palmer Recording District, State of Alaska, Tax ID No. 53046000T00A.

Parcel 2) Tract B, Foothill Estates, according to plat 73-29, located in the Palmer Recording District, state of Alaska Tax ID No. 53046000T00B.

Parcel 3) A part abstracted from Government Lot #2, in Section 35 Township 18 North, Range 2 East; all of that portion lying

between the center of Glenn Highway and Matanuska River, except the south 460 feet of property, excepting therefrom that portion conveyed to SOA/DOTPF by quitclaim deed recorded March 12, 2008, at serial no. 2008-005801-0, in the Palmer Recording District, state of Alaska, Tax ID No. 118N02E35C004.

Parcel 4) Beginning at the C1/4 S2 T17N R2E S.M., thence N7°18'E a distance of 146.05' along the centerline of the Old Glenn Highway, thence along the centerline of the Old Glenn Highway on a curve to the left with a radius of 2644.62', a central angle of 17°55', a distance of 826.80', thence N10°37'W a distance of 351.35' along the centerline of the Old Glenn Highway, thence along the centerline of the Old Glenn Highway on a curve to the left with a radius of 4297.50', a central angle of 9 5'40" a distance of 682.13' to the true point of beginning of Tract 3A, thence West a distance of 688.67' to the meander of the Matanuska River, thence N8°45'E a distance of 47.25' along the meander of the Matanuska River, thence N19°45'W a distance of 607.20' along the meander of the Matanuska River, thence N5°15'E a distance of 50.82' along the meander of the Matanuska River to the township line between S35 T18N R2E S.M. and S2 T17N R2E S.M., thence East a distance of 590.00' along said township line to the centerline of the Old Glenn Highway, thence S24°19'E a distance of 392.37' along the centerline of the Old Glenn Highway, thence along the centerline of the Old Glenn Highway on a curve to the right with a radius of 4297.50' a central angle of 4°28'20" a distance of 335.63' to the true point of beginning of Tract 3A, containing 9.85 acres more or less, less

the right-of-way for the Old Glenn Highway, and subject to a utility easement to MTA recorded August 13, 1981, Book 241, Page 183, Palmer Recording District and subject to the rights of the public and/or governmental agencies in and to any portion of said premises lying below the mean high water line of the Matanuska River, also excepting therefrom that portion conveyed to SOA/DOTPF by quitclaim deed recorded March 12, 2008, at serial no. 2008-005800-0, Palmer Recording District, state of Alaska, Tax No. 117N02E02B004.

Parcel 5) Beginning at the C1/4 S2 T17N R2E S.M., thence N7°18'E a distance of 146.05' along the centerline of the Old Glenn Highway, thence along the centerline of the Old Glenn Highway on a curve to the left with a radius of 2644.62' a central angle of 17°55', a distance of 826.80' thence N10°37'W a distance of 305.48' along the centerline of the Old Glenn Highway to the true point of beginning of Tract 3B, thence West a distance of 787.13' to the meander of the Matanuska River, thence N6°45'W a distance of 2.20' along the meander of the Matanuska River, thence N12°15' a distance of 277.20' along the meander of the Matanuska River, thence N30°15'W a distance of 105.60' along the meander of the Matanuska River, thence N7°30'W a distance of 99.00' along the meander of the Matanuska River, thence N8°45'E, a distance of 243.15' along the meander of the Matanuska River, thence East a distance of 688.67' to the centerline of the Old Glenn Highway, thence along the centerline of the Old Glenn Highway on a curve to the right with a radius of 4297.50' a central angle of 9°5'40" and a distance of

682.13', thence S10°37'E a distance of 45.87' along the centerline of the Old Glenn Highway, to the true point of beginning, containing 12.58 acres more or less, less the right-of-way for the Old Glenn Highway, and subject to a utility easement to MTA recorded August 13, 1981 Book 241 Page 183, Palmer Recording District and subject to the right of the public and/or governmental agencies in and to any portion of said premises lying below the mean high water line of the Matanuska River, also excepting therefrom that portion conveyed to SOA/DOTPF by quitclaim deed recorded March 12, 2008 at serial no. 2008-005799-0, Palmer Recording District, state of Alaska, Tax ID No. 117N02E02B005.

Parcel 6) Beginning at the C1/4 S2 T17N R2E S.M., thence along the centerline of the Old Glenn Highway N7°18'E distance of 146.05' thence along the centerline of the Old Glenn Highway on a curve to the left with a radius of 2644.62', a central angle of 8°45'31" a distance of 404.28', to the true point of beginning for Tract 4A, thence West a distance of 806.81' to the meander of the Matanuska River, thence N4°E a distance of 196.90' along the meander of the Matanuska River, thence N14°45'W a distance of 198.00' along the meander of the Matanuska River, thence N6°45'W a distance of 334.40' along the meander of the Matanuska River, thence East a distance of 787.13' to the centerline of the Old Glenn Highway, thence S10°37'E a distance of 305.48' along the centerline of the Old Glenn Highway, thence on a curve to the right with a radius of 2644.62', a central angle of 9°9'29" a distance of 422.52' along the centerline of the Old Glenn Highway to the true point of

beginning of Tract 4A, containing 13.20 acres, more or less, less the right-of-way for the Old Glenn Highway and subject to a utility easement to MTA recorded August 13, 1981, Book 241, Page 183 Palmer Recording District, and subject to the rights of the public and/or governmental agencies in and to any portion of said premises lying below the mean high water line of the Matanuska River, also excepting therefrom that portion conveyed to SOA/DOTPF by quitclaim deed recorded March 12, 2008 at serial no. 2008-005798-0, Tax ID No. 117N02E02B002.

Parcel 7) Beginning at the C1/4, S2 T17N R2E S.M., thence West a distance of 935.55' to the meander of the Matanuska River, thence N29°15'E a distance of 85.32' along the meander of the Matanuska River, thence N24°30'E a distance of 217.80' along the meander of the Matanuska River, thence N10°E a distance of 158.40' along the meander of the Matanuska River, thence N4°E a distance of 119.90' along the meander of the Matanuska River, thence East a distance of 806.81' to the centerline of the Old Glenn Highway, thence along a curve to the right with a radius of 2644.62', a central angle of 8°45'31" a distance of 404.28' to the start of a tangent on the centerline of the Old Glenn Highway, thence S7°18'W a distance of 146.05' along the centerline of the Old Glenn Highway, to the true point of beginning, containing 10.72 acres, more or less, less the right-of-way of the Old Glenn Highway, and subject to a utility easement to MTA recorded August 13, 1981, Book 241, Page 183 Palmer Recording District, and subject to rights of the public and/or governmental agencies in and to any portion of said premises lying

below the mean high water line of the Matanuska River, also excepting therefrom that portion conveyed to SOA/DOTPF by quitclaim deed recorded March 12, 2008, at serial no. 2008-005797-0, Tax ID No. 117N02E02B003.

Parcel 8) North one-half of the North one-half (N1/2 N1/2) G.L.O Lot 5 Section 2, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, state of Alaska, containing 8.50 acres more or less, Tax ID No. 117N02E02C002.

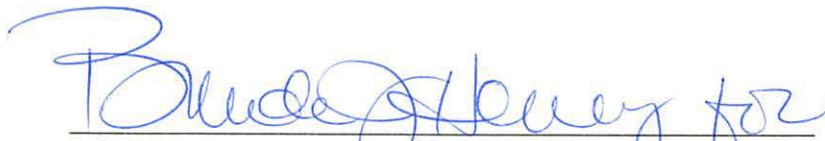
Parcel 9) Begin at the Northeast corner of GLO Lot 6 Thence southerly along the east line of said Lot 6 a distance of 175 ft. to corner #2. Thence westerly along a line parallel to the north line of said lot 6 a distance of 500 ft. to corner #3. Thence northerly along the line parallel to the east line of said lot 6 a distance of 175 ft. to a point on the north line of said Lot 6, Corner #4. Thence easterly along the north line of said Lot 6 a distance of 500 ft. corner #1, P.O.B. All located within GLO Lot 6 of Section 2, Township 17 North, Range 2 East, 2 acres, more or less, Tax ID No. 117N02E02C006.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this 19 day
of May, 2026.


EDNA DeVRIES, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



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