

Non-code Ordinance

Sponsored by: Borough Manager
Introduced: 05/16/17
Public Hearing: 06/06/17
Adopted: 06/06/17

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-064**

AN ORDINANCE OF THE MATANUSKA SUSITNA BOROUGH ASSEMBLY TO APPROVE RETAINING FOR PUBLIC PURPOSE LOTS 13 AND 14, BLOCK 2 TRIPLE CROWN ESTATES AND THE SOUTH ONE-HALF OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 19 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IDENTIFIED AS BOROUGH TAX PARCELS 52041B02L013, 52041B02L014 AND 219N04W11A006, WHICH WERE ACQUIRED THROUGH TAX FORECLOSURE (MSB007262 and MSB007263).

WHEREAS, the Matanuska-Susitna Borough has acquired these properties through judicial foreclosure due to the failure of the record owners of the property to pay the taxes; and

WHEREAS, in accordance with A.S. 29.45.460 (a) and (c), the municipality shall determine properties to be retained for public purpose; and

WHEREAS, because of the location, size, and physical characteristics, the only probable use of the properties within Triple Crown Estates is open space for flood and erosion protection to mitigate river erosion or wildlife habitat; and

WHEREAS, in order to ensure that the properties within Triple Crown Estates remain in their undeveloped state, they would best be retained for public purpose in federal, state, or municipal ownership for the protection of the public's health, safety, and welfare; and

WHEREAS, retaining the South one-half of the South 1/2 of the South 1/2 of the Northeast 1/4, Section 11, Township 19 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, (identified as Borough tax parcel 219N04W11A006) will preserve access to existing Haessler-Norris trails and Deception Creek; and

WHEREAS, because of the location, size, and physical characteristics, retaining tax parcel 219N04W11A006 will allow the existing trail to be rerouted and avoid trespass on adjacent private property; and

WHEREAS, retaining tax parcel 219N04W11A006 will allow the construction of a future public trailhead; and

WHEREAS, the former record owners were sent notice of the Borough's intention to retain the subject parcel for public purpose and the former record owners have not exercised their repurchase rights;

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Retention for public purpose. Pursuant to A.S. 29.45.460(a) and (c) the Assembly retains the below described property for public purpose:

PARCEL No. 1 and 2 - Triple Crown Estates:

Tax Account No.: 52041B02L013

Former Record Owner: Charles L. Webster and Barbara J. Webster

Lot Size: 4.95 acres

2017 Tax Assessed Value: \$44,600.00

Location: 15805 E. Secretariat Dr.

Legal Description: Lot 13, Block 2, Triple Crown Estates, according to Refiled Plat No. 2004-178, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Tax Account No.: 52041B02L014

Former Record Owner: Charles L. Webster and Barbara J. Webster

Lot Size: 8.68 acres

2017 Tax Assessed Value: \$55,300.00

Location: 15855 E. Secretariat Dr.

Legal Description: Lot 14, Block 2, Triple Crown Estates, according to Refiled Plat No. 2004-178, located in the Palmer Recording District, Third Judicial District, State of Alaska.

PARCEL No. 3 - located in the Hatcher Pass Area:

Tax Account No.: 219N04W11A006

Former Record Owner: Ronald L. Dougherty Junior

Lot Size: 20 acres

2017 Tax Assessed Value: \$87,900.00

Location: 14316 N. Four Mile Rd.

Legal Description: The South one-half of the South one-half of the South one-half of the Northeast one-quarter (S1/2 S1/2 S1/2 NE1/4), Section 11, Township 19 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this 6 day
of June, 2017.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



PASSED UNANIMOUSLY: Sykes, McKee, Colligan, Mayfield, and Kowalke

