

NONCODE ORDINANCE

Sponsored By:  
Introduced:  
Public Hearing:  
Adopted:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 21-068**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LAND CLASSIFICATION OF CERTAIN BOROUGH-OWNED LANDS PROPOSED FOR INCLUSION IN THE 2021 COMPETITIVE SEALED BID LAND SALE AND FUTURE LAND SALES, AND CLASSIFICATION OF A PARCEL TO BE RETAINED FOR PUBLIC RECREATION PURPOSE (MSB007737).

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WHEREAS, there is significant public interest in acquiring land through Borough land sale programs; and

WHEREAS, Borough land sales are a source of revenue for Borough and community projects and the benefit of transferring public land into private hands provides positive economic impact through increased revenue to the Borough tax roll; and

WHEREAS, certain Borough-owned parcels have been identified for disposal and retention through build-out analysis information, inter-department review, and public input; and

WHEREAS, public notice was completed in accordance with MSB 23.05.030, and public comments are included in the Best Interest Finding; and

WHEREAS, a Best Interest Finding is attached hereto providing analysis, discussion, and maps of the parcels; and

WHEREAS, lands are classified in accordance with MSB 23.05.100 and the selected parcels fall under the classifications

of Private Recreation, General Purpose, Agricultural, and Public Recreation due to their location, physical features and adjacent development; and

WHEREAS, the Matanuska-Susitna Borough Planning Commission adopted Resolution Serial No. 21-13 approving the classification of parcels contained herein for purpose of future sale and retention with recommendation for Assembly approval.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance. The following parcels are to be classified as follows:

Parcel Number	MSB Tax ID Number	Location Area / Acreage	Land Classification
21-01	6520B03L004	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.59 acres	Private Recreation
21-02	6520B03L005	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 3.38 acres	Private Recreation
21-03	6520B03L008	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.75 acres	Private Recreation
21-04	6520B05L017	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 2.28 acres	Private Recreation
21-05	6520B05L021	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 5.88 acres	Private Recreation
21-06	6520B05L029	Remote fly-in: Trinity Lakes, west of Susitna/Yentna River confluence 4.56 acres	Private Recreation
21-07	2167B03L013	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-09	2167B16L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-10	2167B24L001	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-11	2167B24L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-12	2167B24L003	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-13	2167B24L004	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation

21-14	2167B27L002	Remote snow machine/ATV: Kenny Creek north of Petersville Road 5.00 acres	Private Recreation
21-15	26N04W31D003	Talkeetna: Talkeetna Spur Road MP 12 4.82 acres	General Purpose
21-16	3157B02L006	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .92 acres	Private Recreation
21-17	3157B03L001	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .92 acres	Private Recreation
21-18	3157B03L002	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .92 acres	Private Recreation
21-19	3157B03L003	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes 1.01 acres	Private Recreation
21-20	3157B04L005	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .93 acres	Private Recreation
21-21	3157B04L007	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .93 acres	Private Recreation
21-22	3157B05L007	Caswell area: Buckwoods Subd. Parks Hwy MP 93 north of Caswell Lakes .92 acres	Private Recreation
21-23	22N04W11D001	Caswell area: Parks Hwy MP 93 west of Caswell Lakes Subdivision 40.04 acres	General Purpose
		<b>DUAL CLASSIFICATION</b>	GLO 2 (N1/2) as General Purpose
21-24	19N04W07B002	Willow area: Parks Hwy MP 71 north of Willow Lake off Willow Creek Pkwy 63.68 acres	GLO 5 (S1/2) as Public Recreation
21-26	2097000T022A	Pt. MacKenzie: Former Trytten Farm, North of Alsop Road off Guernsey Road 301.75 acres (excludes 12.1 acres for ROW esmt area)	Agriculture
21-27	6670B01L003	Meadow Lakes area: Merri Belle Lake West end of Seldon at Beverly Lakes Road .79 acres (excludes .33 acres for ROW esmt area)	General Purpose
21-28	6291000L001	Big Lake area: Stepan Lake, MP 3 Big Lake Road to Beaver Lake Road 2.70 acres (excludes 1.19 acres for ROW esmt area)	General Purpose

Section 2. Approval. The Matanuska-Susitna Borough Assembly does hereby approve the parcels listed to be classified and offered for sale in future Borough land sales, and approves the retention of the south half (GLO 5) of Parcel 21-24 for public recreation purpose.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this  
\_\_ day of \_\_\_\_, 2021.

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VERN HALTER, Borough Mayor

ATTEST:

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LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)