



**MATANUSKA-SUSITNA BOROUGH**  
**Community Development Department**  
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**MEMORANDUM**

**DATE:** November 4, 2019  
**TO:** Matanuska-Susitna Borough Planning Commission  
**FROM:** Nancy Cameron, Land Management Agent  
**FOR:** Planning Commission Agenda of May 18, 2020  
Land Classification Update

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Staff wishes to update the Planning Commission with regard to:

Parcel 4: Fairview Loop Parcel (17N01W13D007)

MP 2 E. Fairview Loop, Wasilla.

Access via unconstructed public use easements from E. Fairview Loop just south of railroad tracks.

*General Purpose. This parcel potentially for conveyance to the City of Wasilla as part of a negotiated easement required by the City for expansion of their water treatment facility.*

(TAKEN FROM BEST INTEREST FINDING, PAGE 2)

Due to unforeseen postponements of Commission meetings, the City's request to purchase Parcel 4 was moved forward to the Borough Assembly whereupon the Assembly approved said conveyance to the City of Wasilla under Ordinance 20-033 on May 5, 2020. Public Notice was provided in March 2020 pursuant to MSB 23.05.025 for the sale of Parcel 4 without objection and with the support of the Knik-Fairview Historical Society. Of note, the subject parcel was classified in 1984 as "Public Recreation" thereby meeting the requirement of land classification pursuant to Borough Code; however, land classifications create no authority of zoning and drop off once a property is conveyed. Under PC Resolution 20-11, the Commission may include Parcel 4 in the classification approval as a matter of record, or amend the Resolution to remove Parcel 4 from the classification request.

For reference, Ordinance 20-033 with accompanying IM 20-056, and Public Notice for the proposed sale are included for clarification as to intent of the conveyance.

NON-CODE ORDINANCE

Sponsored By:  
Introduced:  
Public Hearing:  
Adopted:

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 20-033**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE CITY OF WASILLA WHERE THE KNIK-FAIRVIEW TERRITORIAL SCHOOL IS LOCATED FOR PURPOSE OF RELOCATION OF THE SCHOOL AND BENEFIT OF THE CITY'S SEWAGE TREATMENT FACILITY EXPANSION (MSB007271).

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WHEREAS, Matanuska-Susitna Borough Ordinance Serial No. 17-078 authorized the City of Wasilla to relocate the Knik-Fairview Territorial School building from Borough-owned land to City-owned property for purpose of historic restoration, display, and public use which the City plans to do at a future date; and

WHEREAS, the school building has no assessed or market value due to its age and current state of disrepair, but the City wishes to acquire the land upon which the school sits for fair market value; and

WHEREAS, once the territorial school is relocated, the City is proposing a land swap with the adjacent property owner for the five acres of land next to their sewage treatment plant for purpose of expanding the treatment plant's outfall area which is in the vicinity of the school; and

WHEREAS, the 5-acre parcel and school were donated to the Borough in 1983 without proper subdivision of the land, thereby creating a non-conforming split of the 80-acre parent parcel; and

WHEREAS, conveyance of the 5-acres to the City, and subsequent land swap with the adjacent owner of the parent parcel will correct the non-conforming status through merging of title and returning the land to a single parcel of record once again; and

WHEREAS, the City of Wasilla adopted Ordinance Serial No. 20-09 on March 23, 2020, authorizing \$45,000 for land acquisition, being the fair market value of the Borough land.

BE IT ENACTED:

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

Section 2. Authorization. The Matanuska-Susitna Borough Assembly hereby authorizes the Manager to complete all necessary steps for conveyance of the five acre parcel of land identified as Tax Parcel 17N01W13D007, and all improvements thereon, to the City of Wasilla.

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

ADOPTED by the Matanuska-Susitna Borough Assembly this  
\_\_ day of \_\_\_\_\_, 2020.

VERN HALTER, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

**SUBJECT: MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVAL OF THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE CITY OF WASILLA WHERE THE KNIK-FAIRVIEW TERRITORIAL SCHOOL IS LOCATED FOR PURPOSE OF RELOCATION OF THE SCHOOL AND BENEFIT OF THE CITY'S SEWAGE TREATMENT FACILITY EXPANSION (MSB007271).**

**AGENDA OF: APRIL 21, 2020**

**ASSEMBLY ACTION:**

**MANAGER RECOMMENDATION:**

**APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:** \_\_\_\_\_

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Director		
	Finance Director		
	Borough Attorney		
	Borough Clerk		

**ATTACHMENT (S):** Fiscal Note  YES  NO  
 Maps (2 pp)  
 City of Wasilla Ordinance Serial No. 20-09 and accompanying Legislative Staff Report (2 pp)  
 Matanuska-Susitna Borough Ordinance 17-078 (4 pp)  
 Matanuska-Susitna Borough Ordinance 20-033 (3 pp)

**SUMMARY STATEMENT:**

The subject 5-acre parcel was originally part of a contiguous parent parcel containing 80 acres. The land on which the Fairview Territorial School building sits was donated to the Borough in 1983, to include the improvements thereon. The 5-acres was never formally subdivided from the parent parcel by Waiver or Plat; therefore, this lack of subdivision created a non-conforming status for both parcels.

The City of Wasilla is working to acquire an easement across the privately owned parent parcel from which the 5-acres was separated. The proposed easement contains approximately 5.4 acres and is needed to provide expansion of the City's sewage treatment facility.

As a point of negotiation for the easement, the private property owner desires to own the 5-acre parcel in order to merge title with his property, thus eliminating the non-conforming status. If the City is approved to purchase the 5- acres from the Borough, they would have the flexibility to negotiate the easement needed for their sewer facility in a land swap with the private property owner.

Under MSB Ordinance 17-078, the Assembly authorized the City to relocate the old school building onto City-owned property for purpose of historic rehabilitation, display, and public use in perpetuity, which the City plans to do at a future date. The building is not functional in its present location.

MSB 23.05.030 (D) provides that with the consent of the Assembly, the Manager may convey real property when in the best interest of the Borough to do so. The City will pay fair market value to the Borough for the 5-acre parcel, and through conveyance of the land the City will be able to finalize negotiation of the easement needed while maintaining control over relocation of the school building.

The City of Wasilla approved and appropriated \$45,000 under Ordinance 20-09 to acquire the 5-acre parcel from the Borough for the purposes stated therein.

In accordance with MSB 23.05.025, public notice was provided with no objections received from the noticing.



MATANUSKA-SUSITNA BOROUGH  
 Community Development  
 Land Management Division  
 350 East Dahlia Avenue  
 Palmer, Alaska 99645

FIRST CLASS  
**PUBLIC NOTICE**

MATANUSKA-SUSITNA BOROUGH  
 PUBLIC NOTICE

Type: Sale (MSB007271)

Tax ID: 17N01W13D007

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received a request from the City of Wasilla to purchase the five acre parcel of land that the Knik-Fairview Territorial School building sits on. The Borough Assembly adopted Ordinance 17-078 authorizing the City's relocation of the school to City-owned property for future rehab, display and public use; however, through ownership of the land, the City will be allowed more control over the school relocation, and will have the authority to negotiate a land swap with the adjacent property owner for purpose of expanding their sewage treatment facility filter area. The City will pay fair market value to the Borough for the land and improvements.

Supporting material is available for public inspection during normal business hours on the 2<sup>nd</sup> floor of the Matanuska-Susitna Borough building in the Land Management Division, 350 E. Dahlia Ave, Palmer, AK 99645 or visit the Public Notice Section on the borough's web page [www.matsugov.us](http://www.matsugov.us). Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices no later than April 24, 2020. If you have questions about this request: call Nancy Cameron at 861-7848 between 8:00-5:00, or you can send an e-mail to: [LMB@matsugov.us](mailto:LMB@matsugov.us) (PLEASE REFER TO MSB007271/Territorial School Property Sale, WHEN SUBMITTING COMMENTS).

Comments: \_\_\_\_\_

Signature: \_\_\_\_\_

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

MATANUSKA-SUSITNA BOROUGH  
 Community Development  
 Land Management Division  
 350 East Dahlia Avenue  
 Palmer, Alaska 99645

Place  
 Stamp  
 Here

