

1 By: Bryce J. Ward, Mayor  
2 Introduced: 02/27/2020  
3 Advanced: 02/27/2020  
4 Adopted: 03/12/2020  
5

6 FAIRBANKS NORTH STAR BOROUGH

7  
8 ORDINANCE NO. 2020 – 09  
9

10 AN ORDINANCE AUTHORIZING THE DIRECT SALE OF A PORTION OF TRACT A OF  
11 TRANSFER STATION SUBDIVISION, ACCORDING TO THE PLAT FILED JANUARY 17,  
12 1997 AS PLAT NO. 97-7, WITHIN SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST,  
13 F.M., RECORDS OF THE FAIRBANKS RECORDING DISTRICT, FOURTH JUDICIAL  
14 DISTRICT, STATE OF ALASKA, TO AN ADJOINING LAND OWNER AND FINDING A  
15 PUBLIC NEED FOR SAID PORTION OF TRACT A NO LONGER EXISTS (GOLDSTREAM  
16 RD/ STEESE HWY)  
17

18 WHEREAS, The Fairbanks North Star Borough (Borough) holds good and  
19 equitable title to the property known as Tract A, Transfer Station Subdivision, according  
20 to the plat filed on January 17, 1997 as Plat No. 97-7, records of the Fairbanks Recording  
21 District, Fourth Judicial District, State of Alaska; and  
22

23 WHEREAS, FNSBC 20.20.090(A) states that the Assembly may, by  
24 ordinance, authorize the Mayor to sell Borough land directly to those holding a land  
25 interest in land adjoining Borough land; and  
26

27 WHEREAS, AJ Properties LLC, wishes to purchase from the Borough an  
28 approximate 6.49 acre portion of Tract A, Transfer Station Subdivision; and  
29

30 WHEREAS, AJ Properties LLC, owns two parcels of land adjoining the  
31 intended sale parcel, more specifically described as Tract B, Transfer Station Subdivision,  
32 according to the plat filed January 17, 1997 as Plat No. 97-7, Records of the Fairbanks  
33 Recording District, and Parcel II: The certain portion of No. 17 Below Discovery First Tier  
34 Left Limit Placer, U.S. Mineral Survey No. 1763, situated in Section 1, Township 1 North,  
35 Range 1 West, Fairbanks Meridian, Alaska, Records of the Fairbanks Recording District,  
36 Fourth Judicial District, State of Alaska, more particularly described by Warranty Deed  
37 executed on April 18, 2018, Instrument No. 2018-005625-0 recorded in the Fairbanks  
38 Recording District on April 19, 2018, as shown on Exhibit Map "A" attached hereto; and  
39

40 WHEREAS, Landowners of other adjoining parcels have been notified of the  
41 request for sale of a portion of Tract A, Transfer Station Subdivision and given an  
42 opportunity to competitively bid for acquisition of the sale parcel as provided by FNSBC  
43 20.20.090(A), having declined to do so; and  
44

45 WHEREAS, Tract A, Transfer Station Subdivision has no locatable document  
46 retaining the land for public purpose, however, the property houses the Fox solid waste  
47 transfer station, in use by the public since 1981, and the Steese Volunteer Fire  
48 Department's Station No. 63; and

49  
50 WHEREAS, The Borough coordinated with the Steese Fire Service Area  
51 Commission at its regular meeting on December 18, 2019 who supports the sale  
52 contingent on a 50-foot buffer from their operations, creating a sale area of approximately  
53 6.49 acres; and

54  
55 WHEREAS, Said proposed sale parcel will be subdivided from the parent  
56 parcel by platting action which will incorporate the requested 50-foot buffer from the  
57 Steese Fire Service operations; and

58  
59 WHEREAS, The proposed sale parcel will not affect current operations of  
60 the existing Fox transfer station and safeguards, should the need arise, future expansion  
61 of the same within the remaining retained land; and

62  
63 WHEREAS, There is no foreseeable public use for the intended 6.49 acre  
64 sale parcel; and

65  
66 WHEREAS, Land Management has reviewed records for the property and  
67 there are no existing mining claims or other third-party interests known to Land  
68 Management within the proposed sale property which Land Management believes impact  
69 or are impacted by the proposed sale.

70  
71 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
72 North Star Borough:

73  
74 Section 1. Classification. This ordinance is not of a general and permanent  
75 nature and shall not be codified.


76  
77 Section 2. Authorization. The parcel proposed for sale meets the  
78 conditions of FNSBC 20.20.090 for a direct sale to the adjoining landowner. The Borough  
79 Mayor is authorized to take all actions and execute all documents necessary to convey  
80 the Borough's interest in that portion of Tract A, Transfer Station Subdivision, according  
81 to the Plat filed January 17, 1997 as Plat No. 97-7, records of the Fairbanks Recording  
82 District, Fourth Judicial District, State of Alaska within Section 1, T.1N, R.1W, F.M., shown  
83 on Exhibit "A" Map, to AJ Properties, LLC by Warranty Deed at ten percent above fair  
84 market value and as a cash sale.

85  
86 Section 3. Release of Property Held For Public Purpose. The assembly finds  
87 a public purpose for the portion of Tract A intended for sale no longer exists.

88 Section 4. Condition to the Sale. Conveyance is subject to surveying and  
89 platting of the sale parcel at the buyer's sole expense.

90  
91 Section 5. Effective Date. This ordinance shall be effective at 5:00 p.m.  
92 on the first Borough business day following its adoption.

93  
94 ADOPTED THE 12<sup>TH</sup> DAY OF MARCH 2020.

95  
96  
97   
98 Christopher Quist  
99 Deputy Presiding Officer

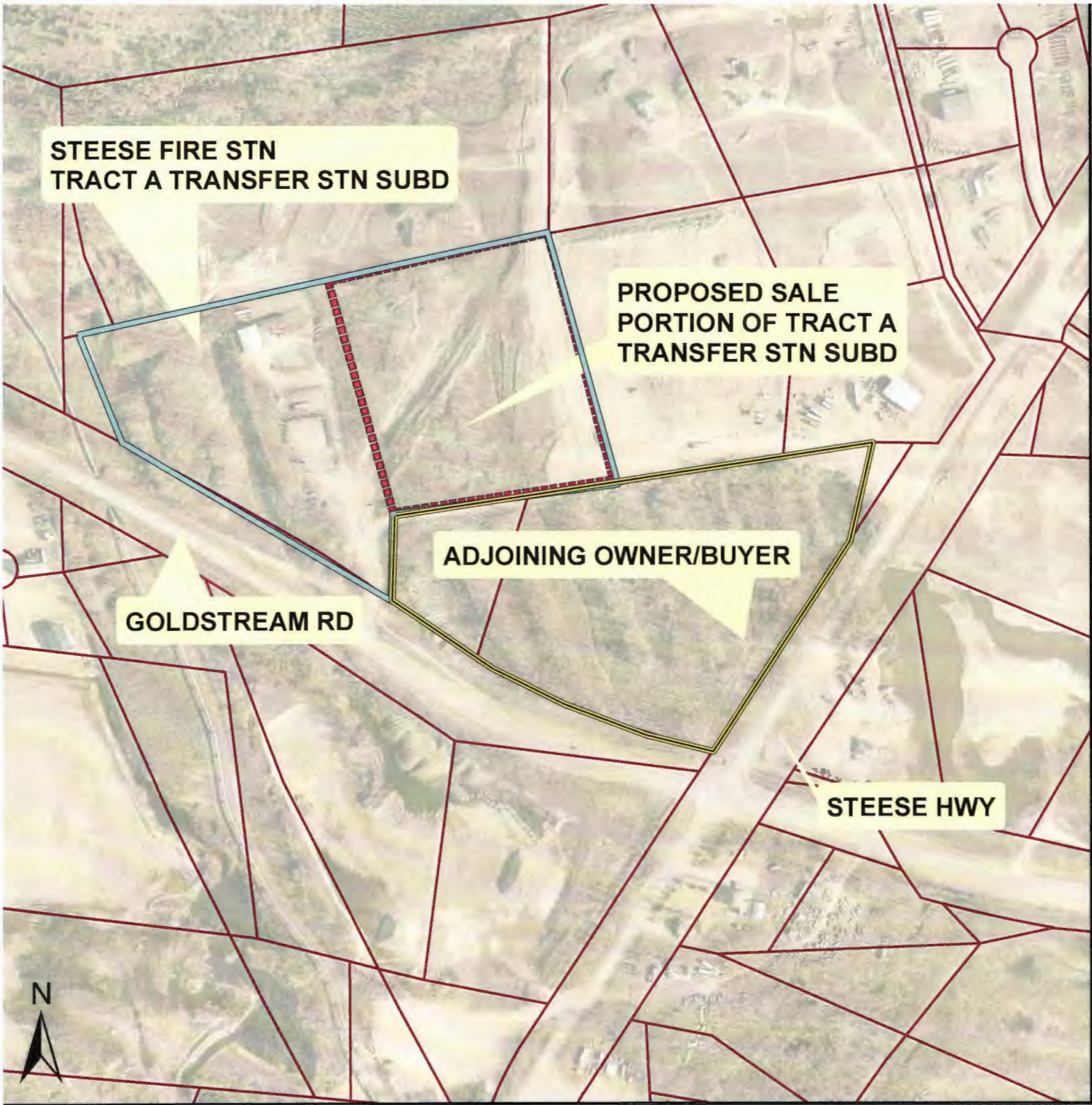
100  
101 ATTEST:

102   
103 April Trickey, CMC  
104 Borough Clerk  
105  
106

107  
108  
109 Yeses: Cash, Lyke, Lojewski, Tomaszewski, Sanford, O'Neill, Quist

110 Noes: None

111 Other: Williams (Excused), Cooper (Excused)



**STEESE FIRE STN  
TRACT A TRANSFER STN SUBD**

**PROPOSED SALE  
PORTION OF TRACT A  
TRANSFER STN SUBD**

**ADJOINING OWNER/BUYER**

**GOLDSTREAM RD**



**STEESE HWY**



0 100 200 400 600 800 Feet

**EXHIBIT A MAP**



-  Adjoining Owner/Buyer
-  Sale
-  Steese Stn Tract

**AN ORDINANCE AUTHORIZING THE DIRECT SALE OF A PORTION OF TRACT A OF TRANSFER STATION SUBDIVISION TO AN ADJOINING LAND OWNER AND FINDING A PUBLIC NEED FOR SAID PORTION OF TRACT A NO LONGER EXISTS (GOLDSTREAM RD/ STEESE HWY).**