

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ANNEXING ALL LOT 4A, HOMESTEAD HILLS PHASE 2, INTO THE GREATER BUTTE ROAD SERVICE AREA.

**AGENDA OF:** August 5, 2025

**ASSEMBLY ACTION:**

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	<div>7 / 2 1 / 2 0 2 5</div> <div>X L o n n i e M c K e c h n i e</div> <div>S i g n e d b y : L o n n i e M c K e c h n i e</div>
Department Director	<div>7 / 2 1 / 2 0 2 5</div> <div>X L o n n i e M c K e c h n i e</div> <div>S i g n e d b y : L o n n i e M c K e c h n i e</div>
Finance Director	<div>7 / 2 3 / 2 0 2 5</div> <div>X C h e y e n n e H e i n d e l</div> <div>S i g n e d b y : C h e y e n n e H e i n d e l</div>
Borough Attorney	<div>7 / 2 3 / 2 0 2 5</div> <div>X J o h n A s c h e n b r e n n e r</div> <div>S i g n e d b y : J o h n A s c h e n b r e n n e r</div>
Borough Manager	<div>7 / 2 3 / 2 0 2 5</div> <div>X M i c h a e l B r o w n</div> <div>S i g n e d b y : M i k e B r o w n</div>
Borough Clerk	<div>7 / 2 3 / 2 0 2 5</div> <div>X L o n n i e M c K e c h n i e</div> <div>S i g n e d b y : L o n n i e M c K e c h n i e</div>

**ATTACHMENT (S) :** Ordinance Serial No. 25-088 (3 pp)  
Resolution Serial No. 25-076 (2 pp)  
Map of Annexation Area (2 p)  
Greater Butte RSA Recommendation

**SUMMARY STATEMENT:**

This legislation is coming forward to annex all of lot 4A in the Homestead Hills Phase 2 Subdivision.

The Nystroms (petitioner) have gone through a platting action that was approved by the Platting Board. One of the stipulations on the plat that needed to occur prior to the recording of the plat was putting the entirety of lot 4A into the Greater Butte RSA, as per Borough code a lot cannot be split. Meaning the entirety of a lot

needs to be inside a service area or outside a service area.

A.S. 29.35.450(c)(3) allows for the annexation of property into a road service area without placing the question of the annexation on the ballot if roads maintained by the service area provide the only access to the subdivision or parcel. This annexation meets the criteria of statute.


With the adoption of this legislation it will put all of lot 4A into the road service area and the stipulations on the plat will be met.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: 08-05-25

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED *	FUNDING SOURCE Greater Butte RSA
FROM ACCOUNT	PROJECT
TO ACCOUNT: 280.000.000 3xx.xxx	PROJECT #
VERIFIED BY:  Recoverable Signature X Liesel Zanto Signed by: Liesel W alland	

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		*				
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## FUNDING:


(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		*				
TOTAL		*				

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) \* Amount depends on change to assessed value and mill rate for RSA.

APPROVED BY:	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
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HOMESTEAD HILLS  
PLAT# 2017-83

LOT 5

S BACK HOME DR

578.96'

S 85°06'23" W

N 33°36'16" W  
354.33'

104.72'

E Bobcat Ridge Cir.

LOT 13  
3.16 Acres

S 74°17'48" W  
378.66'

60' ROW

LOT 4A  
5.26 Acres

**PROPOSED  
ADDITIONS  
TO RSA 26**

LOT 14  
6.07 Acres

**HOMESTEAD HILLS PH 2**

PROPOSED RSA 26 ANNEXATION

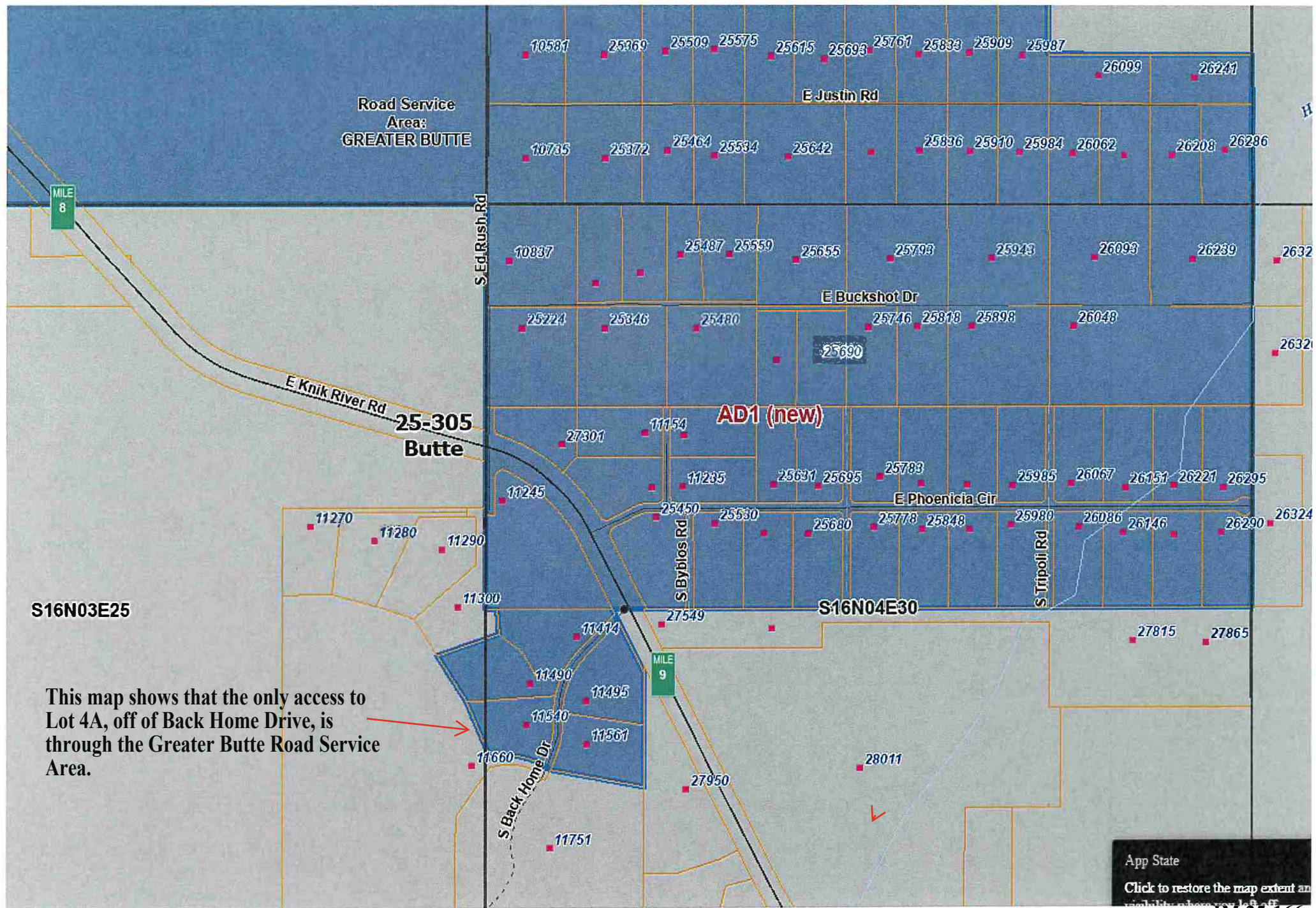
LOCATED WITHIN

SECTIONS 25 & 30, T16N, R03E, S.M.  
ALASKA

MSB CASE#2024-086 APPROVED 9/5/2024

IM 25-166  
OR 25-088  
RS 25-076





IM 25-166  
OR 25-088  
RS 25-076