

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ANNEXING PARCELS THAT ARE IN THE PROCESS OF BEING SUBDIVIDED FROM THE GREATER PALMER CONSOLIDATED FIRE SERVICE AREA INTO THE CENTRAL MAT-SU FIRE SERVICE AREA, TO ADHERE TO THE PROVISIONS FOUND IN MSB 43.15.049(E), FINAL PLAT; GENERAL PROVISIONS; AND MAKING THE BOUNDARY CHANGES TO MSB 5.25.142(A) AND 5.25.140(A).

**AGENDA OF:** February 2, 2021

**ASSEMBLY ACTION:**

*adopted without objection. KBJ 2.16.21*

**MANAGER RECOMMENDATION:** Introduce and set for public hearing.

**APPROVED BY GEORGE HAYS, ACTING BOROUGH MANAGER:** *UWg*

Route To:	Department/Individual	Initials	Remarks
	Originator	LRM	<i>JRM</i>
	Emergency Services Director		
	Finance Director	<i>CH</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>JRM 1/25/21</i>	<i>BSM</i>

**ATTACHMENT(S):** Fiscal Note: YES   X   NO         
 Ordinance Serial No. 21-012 (13 pp)  
 Map of Area for Annexation (1 pp)  
 Map of Area Showing Platted Parcels (1 pp)  
 Recommendation from the Greater  
     Palmer FSA Board of Supervisors (1 pp)  
 Recommendation from the Central Mat-Su FSA  
     Board of Supervisors (1 pp)

**SUMMARY STATEMENT:** This legislation is being sponsored by Assemblymember Sumner.

A proposed subdivision is scheduled to be heard by the Platting Board. The proposed subdivision is located within two different fire service areas, Greater Palmer FSA and Central Mat-Su FSA. There are portions of this subdivision that have topographical

constraints and was designed to create lots with suitable building and septic areas. To accomplish suitable building and septic areas, some of the lots are located in two separate fire service areas. To follow Borough code and to allow for this plat to move forward, it is being proposed that parcels be moved from the Greater Palmer FSA to the Central Mat-Su FSA.

Per MSB 43.15.049(E)- "Service area boundary requirements. It shall be a condition of subdivision approval that no lot, tract, or parcel be split by a service area boundary. Proposals to create a lot, tract, or parcel that would be split by a service area boundary must realign the service area boundary prior to the final plat approval."

1. The descriptions of this code change will be shown through this ordinance upon adoption.
2. The total number of parcels to be annexed is 1.
3. The estimated cost of the proposed services for the first year expressed in mills and dollar amount for the area to be annexed:
  - a. FSA mill rate: 2.15
  - b. Cost of service: \$215 per \$100,000 of assessed value
4. The map showing the parcels to be annexed into the Central Mat-Su FSA is attached. Also attached is the map showing the proposed lots within the parcel.

The boundary change serves the public interest as buildable lots are being created and more access to fire protection will be had for these lots because they will be served by one FSA rather than any confusion as to which FSA provides protection to the lots within the service area that are currently split by a FSA boundary. Also, these parcels are located closer to a fire station in the Central Mat-Su Fire service area, which will provide better fire protection.

The property owners within the proposed area were notified, by a letter from the Borough Clerk, when the legislation would be introduced by the Assembly and when the public hearing would take place. The letter also advised that if a property owner could not make it to the public hearing that they could submit written comments to the Assembly.

**RECOMMENDATION OF ADMINISTRATION:** Respectfully request adoption.

# MATANUSKA-SUSITNA BOROUGH FISCAL NOTE

Agenda Date:

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ORIGINATOR: L. McKechnie

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">YES</span> NO
AMOUNT REQUESTED *	FUNDING SOURCE <u>Central Mat-Su FSA</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT: <u>250.000.000 3xx.2xx</u>	PROJECT #
VERIFIED BY: <u>June Wilson</u>	CERTIFIED BY:
DATE: <u>1-21-21</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
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		<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>
TOTAL		<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>	<u>*</u>

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

Amount depends on assessed property values. Cost will be \$215 per \$100,000 of assessed value. This will impact FY22 tax revenues.

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

Chapenne Kindel

1/21/2021

**Greater Palmer FSA Board of Supervisors**

Concerning OR21-012 which combines 2 Parcels into the proposed Paradise Ridge Subdivision into one fire service area. Currently the parcels are in both Greater Palmer and Central fire service areas. From what I have been told and have read there can only be one fire service for a subdivision. Also there has been some discussions concerning the straightening of the mishmash common boundary lines between Palmer and Central.

That being said Greater Palmer does not have a problem with OR21-012 to place both parcels within Centrals fire service area.

Barry Mothershead

Chairman

Greater Palmer Fire Service

OR 21-012

**Lonnie McKechnie**

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**From:** Ken Barkley  
**Sent:** Monday, February 8, 2021 3:46 PM  
**To:** Lonnie McKechnie  
**Subject:** Fwd: OR 21-012

Hi Lonnie,  
Here you go, one more heading your way shortly  
Ken

Ken Barkley  
Director of Emergency Services  
Mat-Su Borough  
W - 907-861-8001  
C - 907 - 355-8626

Begin forwarded message:

**From:** David Eller <davemtp@mtaonline.net>  
**Date:** February 8, 2021 at 3:44:45 PM AKST  
**To:** Ken Barkley <Ken.Barkley@matsugov.us>  
**Subject:** OR 21-012

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

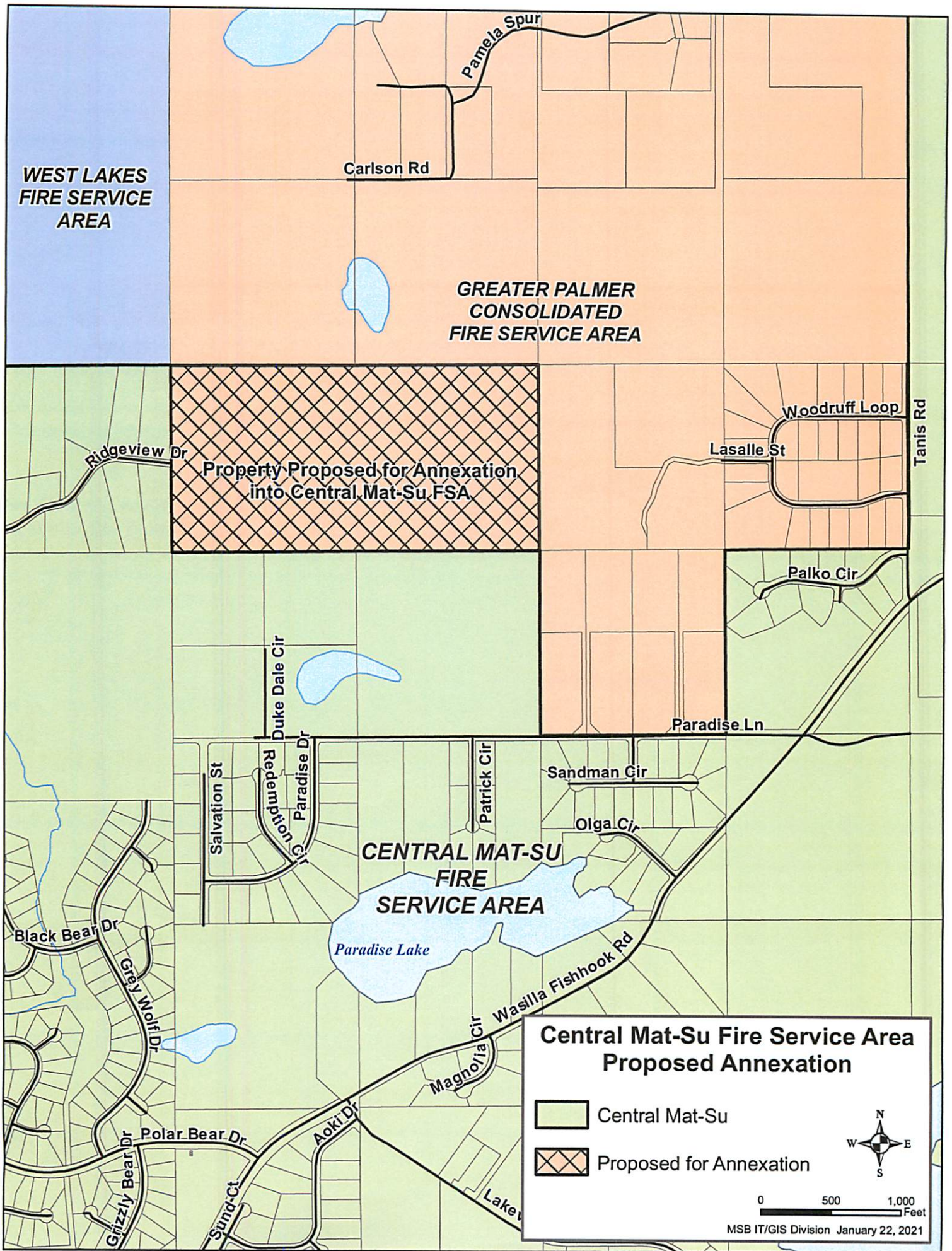
Members of the Mat-Su Borough Assembly,

The Central Mat-Su Fire Department Board of Supervisors supports the annexation of property OR 21-012 into the Central Mat-Su Fire Service Area.

Respectfully,

David P Eller  
Chairman  
CMSFD BOS  
907-232-2694 cell

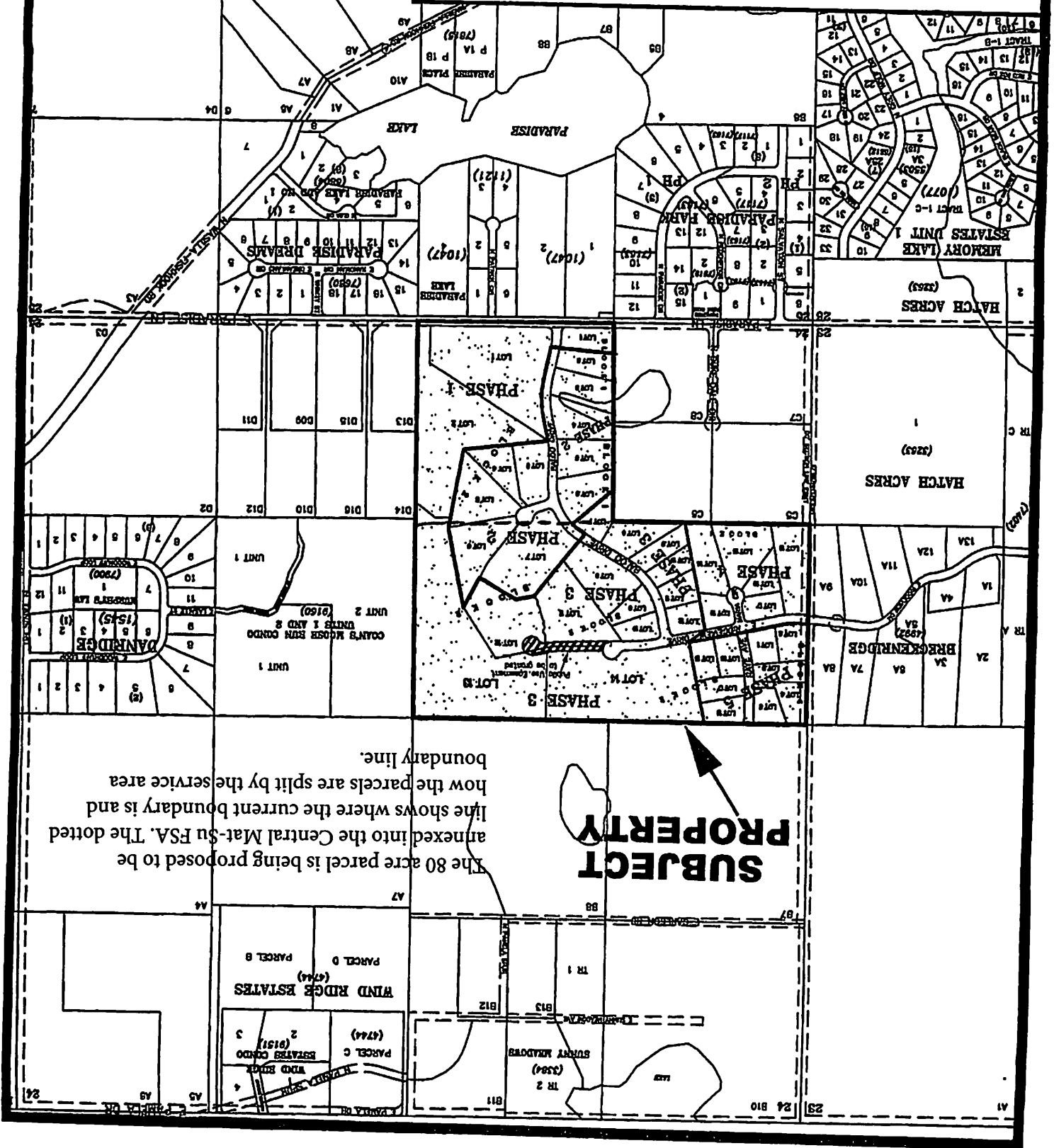




1m 21-019 OR 21-012

IM 21-019 OR 21-012

VICINITY MAP  
FOR PROPOSED PARADISE RIDGE MASTER PLAN  
LOCATED WITHIN  
SECTION 24, T18N, R1W, SEWARD MERIDIAN,  
ALASKA  
WASILLA 06 MAP



The 80 acre parcel is being proposed to be annexed into the Central Mat-Su FSA. The dotted line shows where the current boundary is and how the parcels are split by the service area boundary line.

**SUBJECT PROPERTY**

WIND RIDGE ESTATES  
PARCEL D (4744)  
PARCEL C (4744)  
WIND RIDGE ESTATES CONDO (4744)  
WIND RIDGE ESTATES CONDO (4744)

SUNNY MEADOWS (3584)  
TR 2  
TR 1