

CODE ORDINANCE

Sponsored by: Assemblymember Sumner
Referred to the Planning Commission for
90 days: 09/02/25
Introduced: 12/02/25
Public Hearing: 12/16/25
Postponed to 03/17/26: 12/16/25
Referred to the Platting Board: 12/16/25
Reconsideration of Referral Filed: 12/17/25
Reconsideration withdrawn: 01/06/26
Defeated: 02/17/26

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-102**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING CHAPTER 43.20 SUBDIVISION DEVELOPMENT STANDARDS TO ALLOW LOTS TO BE REDUCED TO 30,000 SQUARE FEET WITHIN SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICTS.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of subsection. MSB 43.20.281(F) is hereby amended to read as follows:

(F) The minimum individual lot area within a proposed subdivision designated as a Single-Family Residential Land Use District under MSB 17.75 may be reduced to 30,000 square feet, provided that:

(1) each lot that is reduced has 10,000 square feet of contiguous usable septic area delineated on the plat, unless served by a municipal or community wastewater system;

(a) the septic system, also known as an

onsite wastewater system, shall be installed within the delineated septic area.

(2) each lot that is reduced has the approximate water well location delineated on the plat, unless the lot is served by a municipal or community wastewater system; and

(a) the water well shall be installed within the delineated water well area.

(3) a certification from a professional engineer, licensed by the state of Alaska, is submitted to the Planning and Land Use Department. The certification must confirm that the reduction in lot size and the reserve area of each septic system will meet all DEC requirements for conventional onsite wastewater systems, and site conditions in reserve areas are "Good", as defined by most recent version of the Alaska Department of Environmental Conservation Onsite Wastewater System Installations Manual, section 2.6 Evaluating Site Conditions table, except that percolation rates may be up to 15 minutes per inch.

Section 3. Amendment of subsection. MSB 1.45.100(C) is hereby amended by adding the following to the schedule of fines:

(C) The following schedule of minimum fines shall apply to the violation of the specified codes and may not be

judicially reduced:

Code	Description	Fine Amount
<u>43.20.281 (F)</u>	<u>Failure to install water well or wastewater system within delineated area</u>	<u>\$1,000</u>

Section 4. Effective date. This ordinance shall take effect upon adoption.

DEFEATED by the Matanuska-Susitna Borough Assembly this 17 day of February, 2026.

NO: Bowles, Nowers, McKee, Sumner, Gamble, and Bernier

YES: Fonov