

CODE ORDINANCE

Sponsored by:  
Introduced:  
Public Hearing:  
Action:

**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.

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

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

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2025.

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EDNA DeVRIES, Borough Mayor

ATTEST:

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LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)