

CODE ORDINANCE

By: Borough Manager

Introduced: 05/15/18

Public Hearing: 06/05/18

Public Hearing held and Continued to 06/19/18: 06/05/18

Public Hearing held and continued to 08/21/18: 06/19/18

Public Hearing: 08/21/18

Amended: 08/21/18

Adopted: 08/21/18

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 18-013**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CHANGING THE THRESHOLD FOR MSB 17.73, MULTIFAMILY DEVELOPMENT DESIGN STANDARDS, REQUIRING A DOMESTIC WASTEWATER SYSTEM PLAN REVIEW FOR NEW MULTIFAMILY DEVELOPMENTS, AND UPDATING DEFINITIONS WITHIN MSB 17.125.

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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. Amendment of paragraph. MSB 17.73.040(A)(1) is hereby amended as follows:

(1) Residential development constructed at a density [EQUAL TO OR] greater than [SIX] **two** dwelling units per 40,000 square feet of lot area; or

Section 3. Adoption of section. MSB 17.73.095 is hereby adopted as follows:

17.73.095 Domestic Wastewater System Plan Review

(A) All multifamily developments not connected to a municipal sewer system are required to obtain ADEC approval of a domestic wastewater system plan in accordance with 18 AAC 72.200.

Section 4. Deletion of section. MSB 17.73.240 is hereby deleted in its entirety:

[17.73.240 AFFORDABLE HOUSING.

(A) THIS CHAPTER RECOGNIZES THAT A HEALTHY AND DIVERSIFIED HOUSING STOCK IS COMPRISED OF SUFFICIENT AFFORDABLE HOUSING UNITS.

(B) HOUSING DESIGNATED AS "AFFORDABLE HOUSING" MUST MEET THE DEFINITION AS DESCRIBED IN MSB 17.73.120.

(1) INCENTIVE POINTS ARE AVAILABLE; SEE MSB 17.73.120.]

Section 5. Amendment of subsection. MSB 17.73.250(A) is hereby amended as follows:

[• "DEVELOPMENT" MEANS A RESIDENTIAL DEVELOPMENT OR PLANNED DEVELOPMENT ULTIMATELY CONSISTING OF FIVE OR MORE DWELLING UNITS PER 40,000 SQUARE FEET.]

Section 6. Amendment of section. MSB 17.125.010 is hereby amended as follows:

- "Drainage plan" means a plan that is prepared and stamped by a civil engineer authorized to operate in the state of Alaska, which contain[ing]s the following:

(a) background information:

(i) project description;

(ii) existing (predevelopment)  
conditions; and  
(iii) proposed future (predevelopment)  
conditions.

[(B) COMPARISON OF PREDEVELOPMENT WITH POST  
DEVELOPMENT RUNOFF:

(I) METHODOLOGY;  
(II) CALCULATIONS; AND  
(III) SUFFICIENT STORM WATER RUNOFF  
INFILTRATION METHOD.

(C) DRAINAGE MANAGEMENT:  
(I) DRAINAGE MANAGEMENT FACILITIES;  
(II) DRAINAGE CONVEYANCE SYSTEM; AND  
(III) RECREATIONAL OR LANDSCAPE FEATURES  
(OPTIONAL).

(D) EROSION AND SEDIMENT CONTROL:  
(I) TEMPORARY EROSION AND SEDIMENT CONTROL  
FACILITIES; AND  
(II) PERMANENT EROSION AND SEDIMENT CONTROL  
FACILITIES.

(E) STATEMENT OF RESPONSIBILITY FOR FACILITY  
OWNERSHIP AND MAINTENANCE.]

[• "MULTIFAMILY" MEANS ANY BUILDING COMPRISED OF FIVE OR  
MORE DWELLING UNITS, OR MULTIPLE BUILDINGS RESULTING IN

FIVE OR MORE DWELLING UNITS PER LOT.

- "MULTIFAMILY RESIDENCE" MEANS ANY BUILDING THAT CONTAINS FIVE OR MORE DWELLING UNITS, OR ANY DEVELOPMENT THAT RESULTS IN FIVE OR MORE DWELLING UNITS PER LOT, OR A PLANNED DEVELOPMENT THAT COMPRISES MORE THAN FIVE BUILDABLE DWELLING UNITS.]
- "Multifamily" means any development that exceeds the density thresholds within MSB 17.73.040 (A) .

Section 7. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day of August, 2018.

  
VERN HALTER, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk  
(SEAL)

YES: Sykes, Beck, Mayfield, and Doty

NO: McKee, Leonard, and Kowalke

