

CODE ORDINANCE

Sponsored by: Borough Manager
Introduced: 09/05/17
Public Hearing: 09/19/17
Amended: 09/19/17
Adopted: 09/19/17

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-097**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 17.17.100, DENALI STATE PARK SPECIAL LAND USE DISTRICT LOT AREA; MSB 17.18.090, CHICKALOON SPECIAL LAND USE DISTRICT LOT AREA; AND MSB 17.19.045(E), SHEEP MOUNTAIN SUBDISTRICT; INTENT; TO REVISE MINIMUM LOT SIZE REQUIREMENTS.

WHEREAS, justification for this ordinance is contained in IM No. 17-132.

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 section. MSB 17.17.100 is hereby amended as follows:

The minimum lot area for any use shall be [FIVE ACRES] **4.75 acres, except that if a 10-acre aliquot part parent parcel when surveyed is less than 10-acres, the parcel may be divided into two equal size parcels.** The lot length-width ratio shall be a maximum of 1:3 and a minimum of 1:1.

Section 3. Amendment of section. MSB 17.18.090 is hereby amended as follows:

The minimum lot area for any use shall be [FIVE ACRES] 4.75 acres, except that if a 10-acre aliquot part parent parcel when surveyed is less than 10-acres, the parcel may be divided into two equal size parcels.

Section 4. Amendment of Subsection. MSB 17.19.045(E) is hereby amended as follows:

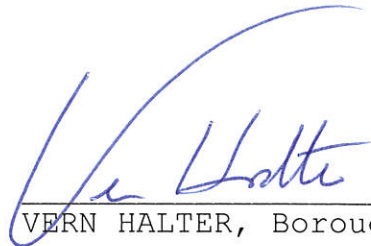
(E) Lot Area. The minimum lot area for any use shall be 4.75 [FIVE] acres, except that:

(1) In the case where a waterbody (as defined in MSB 17.125), public easement or public roadway splits an existing parcel, the minimum lot size may be reduced, as long as the resulting parcels meet all other requirements under MSB Title 43 and the intent of the goals in the Sheep Mountain Subdistrict Plan.

(2) except that if a 10-acre aliquot part parent parcel when surveyed is less than 10-acres, the parcel may be divided into two equal size parcels.

Section 5. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this 19 day
of September, 2017.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

PASSED UNANIMOUSLY: Sykes, Beck, McKee, Colligan, Mayfield, Doty,
and Kowalke