

CODE ORDINANCE

Sponsored by: Assemblymember Hale
Introduced: 01/07/25
Public Hearing: 01/21/25
Defeated: 01/21/25

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 24-101**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
MSB 17.73 TO CHANGE NOTIFICATION REQUIREMENTS AND PROCESS FOR
MULTIFAMILY DEVELOPMENTS.

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 17.73.060 is hereby
amended as follows:

17.73.060 ADMINISTRATIVE REVIEW

(A) Each application for multifamily development
will be approved administratively, unless a variance or
other modification to the standards of this chapter is
requested.

(B) The planning and land use director or
designated staff shall determine whether an application
for a multifamily permit is complete. An incomplete
application shall be returned to the applicant with a
written explanation of application deficiencies within
seven working days of the date the application is
received in the planning and land use department.

[(C) DECISIONS WILL BE RENDERED WITHIN TEN WORKING DAYS FROM THE DATE THE APPLICATION IS DETERMINED COMPLETE.

(D) THE DIRECTOR MAY REVOKE ANY APPROVED APPLICATION IF THE DEVELOPMENT DOES NOT CONFORM TO THE APPROVED APPLICATION.

(E) IF THE PROPOSED MULTIFAMILY DEVELOPMENT CONTAINS OR WILL CONTAIN ANY SUBSTANDARD DWELLINGS OFFERED FOR COMMERCIAL COMPENSATION IN THE FORM OF MONEY, SERVICES, OR BARTER, AND IF THE MINIMUM CRITERIA FOR A MULTIFAMILY DEVELOPMENT PERMIT ARE MET, THE DIRECTOR WILL NOTIFY SURROUNDING PROPERTY OWNERS IN ACCORDANCE WITH MSB 17.03, PUBLIC NOTIFICATION. WITHIN 30 DAYS OF ACCEPTANCE OF THE COMPLETED APPLICATION, THE DIRECTOR SHALL ISSUE A DECISION ON THE APPLICATION WITH CONDITIONS TO ADDRESS CONCERNS RAISED BY SURROUNDING PROPERTY OWNERS WITHIN THE NOTIFICATION AREA, IF DEEMED APPROPRIATE BY THE DIRECTOR.]

(F) Once a complete application has been received, the director shall notify surrounding property owners of a public hearing in accordance with the notice requirements under MSB 17.03 for conditional use permits. The director shall issue a decision on the

application and may impose reasonable conditions on the permit addressing concerns raised by neighboring property owners, to protect the public health, safety and general welfare.

Section 3. Effective date. This ordinance shall take effect upon adoption.

YES: Nowers, Sumner, Gamble, Fonov, and Bernier
NO: Hale and McKee