

**I. CALL TO ORDER**

The special meeting of the Matanuska-Susitna Borough Assembly was held on September 11, 2006, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Timothy L. Anderson for the purpose of discussing Ordinance Serial No. 06-147.

**II. ROLL CALL**

Assembly members present and establishing a quorum were:

Ms. Lynne Woods, Assembly District No. 1  
Mr. Bill Allen, Assembly District No. 2  
Ms. Mary Kvalheim, Assembly District No. 4  
Ms. Cindy L. Bettine, Assembly District No. 5  
Mr. Jim Colver, Assembly District No. 6 (*Deputy Mayor*)  
Ms. Betty Vehrs, Assembly District No. 7

Assembly members absent and excused were:

Mr. Talis J. Colberg, Assembly District No. 3

Staff in attendance were:

Mr. John Duffy, Borough Manager  
Ms. Lonnie R. McKechnie, Executive Assistant to the Borough Clerk  
Mr. Nicholas Spiropoulos, Borough Attorney  
Mr. Murph O'Brien, Planning and Land Use Director  
Mr. Sev Jones, Chief of Planning  
Ms. Sandy Petal, Planner I

**III. APPROVAL OF AGENDA**

Mayor Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

**IV. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Ms. Jay Nolfi, a former assembly member.

**V. UNFINISHED BUSINESS**

- A. Ordinance Serial No. 06-147: AN ORDINANCE REPEALING TITLE 16, SUBDIVISIONS, IN ITS ENTIRETY, ADOPTING TITLE 27, SUBDIVISIONS, AND AMENDING MSB 15.39.140. (*Continued from September 5, 2006*)
1. IM No. 06-198

MAIN MOTION PENDING: Assemblymember Kvalheim moved to adopt Ordinance Serial No. 06-147.

PRIMARY

MOTION PENDING: Assemblymember Woods moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1), to strike the reference to paragraph (5), to strike the phrase “total useable area” and insert in its place “the total of useable building area and useable septic area,” and to insert the phrase “surrounded by a well exclusion area extending 150 feet from the perimeter” between the words “area” and “delineated” to read as follows: (A)(1) Except as allowed under paragraphs (2), (3), and (4) of this subsection, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area. Lots having 20,000 square feet or less of the total of useable building area and useable septic area shall have 10,000 square feet of contiguous useable septic area surrounded by a well exclusion area extending 150 feet from the perimeter, delineated and reserved on the plat.

SECONDARY

MOTION PENDING: Assemblymember Colver moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1), to strike the phrase “surrounded by a well exclusion are extending 150 feet from the perimeter” and insert in its place “identified and submitted on a separate non-recorded drawing” to read as follows: (A)(1) Except as allowed under paragraphs (2), (3), and (4) of this subsection, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area. Lots having 20,000 square feet or less of the total of useable building area and useable septic area shall have 10,000 square feet of contiguous useable septic area identified and submitted on a separate non-recorded drawing, delineated and reserved on the plat.

Assemblymember Colver spoke regarding concerns of people building within rights-of-ways.

Assemblymember Kvalheim queried how the public will know that the information is on a separate non-recorded drawing.

Assemblymember Colver:

- stated that it could be a standard note on the plat; and
- spoke regarding the issues with the septic area.

Discussion ensued regarding the area needed for septic systems.

VOTE: The secondary amendment failed with Assemblymember Colver in support.

VOTE: Assemblymember Colver moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1), to strike the word “150” and insert in its place “100,” insert the phrase “may be” in between the words “perimeter” and “delineated,” and to insert the phrase “at the discretion of the platting board at the end of the paragraph to read as follows: (A)(1) Except as allowed under paragraphs (2), (3), and (4) of this subsection, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area. Lots having 20,000 square feet or less of the total of useable building area and useable septic area shall have 10,000 square feet of contiguous useable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, may be delineated and reserved on the plat at the discretion of the platting board.

VOTE: The secondary amendment passed with Assemblymembers Allen and Kvalheim opposed.

VOTE: The primary amendment passed as amended without objection.

MOTION: Assemblymember Vehrs moved to take from the table the primary amendment to insert the definition of “rural.” (*Laid on the table September 5, 2006*)

VOTE: The motion to take the definition of “rural” from the table passed without objection.

Mayor Anderson read the proposed definition of “rural” into the record.

Assemblymember Vehrs:

- advised that she would like to have staff show the boundaries that the “rural” definition defines on a map;
- noted that she has prepared amendments that would be affected by a “rural” definition; and
- spoke to the need to make a decision on whether a definition for “rural” would be put into the legislation.

*(The regular meeting recessed at 6:50 p.m. and reconvened at 7:06 p.m.)*

Assemblymember Vehrs queried where the boundary for “rural” stops as the map shows that the boundaries are not closed off.

Assemblymember Colver discussed the areas on the map that the definition of “rural” defines.

Discussion ensued regarding the boundaries of the “rural” definition..

MOTION: Assemblymember Colver moved to lay the definition of “rural” on the table.

VOTE: The motion to lay the primary amendment to insert the definition of “rural” on the table passed with Assemblymembers Woods and Bettine opposed.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1)(a), by inserting the sentence “All of the borings and test holes shall be located within the perimeter of the proposed subdivision,” to read as follows: (A)(1)(a) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface;

MOTION: Assemblymember Colver moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1)(a), to insert the phrase “however, test holes from adjacent properties can be used to supplement the minimum as additional information” between the words “subdivision” and “boring” to read as follows: (A)(1)(a) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision; however, test holes from adjacent properties can be used as additional information. Borings and test holes must have the following minimum depths below the ground surface;

Assemblymember Colver stated that if there is information outside of that perimeter, that is good valid data, it can be given to the Platting Board so they can make better decisions.

Assemblymember Bettine queried if the amendment would change the requirements that are on the proposed subdivision.

Assemblymember Colver advised that the amendment would not change the requirement for the proposed subdivision.

VOTE: The secondary amendment failed with Assemblymembers Kvalheim, Colver, and Vehrs in support and Assemblymembers Woods, Allen, and Bettine opposed. (Tie vote.)

VOTE: The primary amendment passed with Assemblymember Colver opposed.

MOTION: Assemblymember Bettine moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(A)(1)(f), to strike the word “waive” and insert it its place the word “exempt,” to read as follows: (A)(1)(f) The platting authority shall exempt the submission requirements of MSB 27.15.050(A)(1) and (2) for purposes of fulfilling useable area requirements for subdivisions of land where:

VOTE: The primary amendment passed without objection.

**MOTION:** Assemblymember Woods moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.060(E)(7), to insert the sentence “Protective well radii may be allowed in open space area” at the end of the paragraph to read as follows: (E)(7) Community wells and community septic systems shall not be allowed on open space dedicated to a municipality or the borough but are allowed in open space areas if accepted by the subdivision owners. Protective well radii may be allowed in open space areas.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Allen moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.065(A), to strike the last phrase “unless approved by the platting authority due to topographical constraints” and to insert in its place “The length of a block may exceed 1,400 feet in length where the adjoining subdivision is fully developed and does not contain the possibility of through street connection, or where road construction to an adjoining subdivision is not feasible due to topographical constraints. A block that is interior to a loop may be up to 3,000 feet in length as measured along the centerline of the loop” to read as follows: (A) The length of a block shall not be less than 400 feet nor more than 1,400 feet along residential or residential sub-collector roads, or less than 800 feet along collector, arterial roads, or highways. The length of a block may exceed 1,400 feet in length where the adjoining subdivision is fully developed and does not contain the possibility of through street connection, or where road construction to an adjoining subdivision is not feasible due to topographical constraints. A block that is interior to a loop may be up to 3,000 feet in length as measured along the centerline of the loop.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Kvalheim moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.065(D)(6), to insert the phrase “or the adjacent pole portions of two flag lots” between the words “lot” and “meets” to read as follows: (D)(6) the pole portion of the flag lot or the adjacent pole portions of two flag lots meets the geometry of residential standard roads.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Vehrs moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.065(D)(8), to insert the phrase “and utilities” between the words “easements” and “are” to read as follows: (D)(8) utility easements and utilities are located outside of the flag pole portion of the lot.

**MOTION:** Assemblymember Colver moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.20.065(D)(8), to add the following phrase at the end of the sentence “accepting where a flag pole is greater than 60 feet wide to accommodate utilities” to read as follows: (D)(8) utility easements and utilities

are located outside of the flag pole portion of the lot; accepting where a flag pole is greater than 60 feet wide to accommodate utilities.

VOTE: The secondary amendment passed without objection.

VOTE: The primary amendment passed as amended without objection.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, Section 5, Effective date, to strike the date of “January 1, 2006” and insert in its place “six months following the date of Assembly adoption” to read as follows: Section 5. Effective date. This ordinance shall take effect six months following the date of Assembly adoption.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.080(F), to strike to phrase “only occur one time for a given parcel, lot, or tract” and insert in its place “occur one time per five years from a parent parcel” to read as follows: (F) A waiver may occur one time per five years from a parent parcel.

MOTION: Assemblymember Woods moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.15.080(F), to strike “five” and insert “two” to read as follows: (F) A waiver may occur one time per two years from a parent parcel.

VOTE: The secondary amendment passed with Assemblymember Vehrs opposed.

MOTION: Assemblymember Vehrs moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.18.080(F), to strike the word “two” and insert in its place “one” to read as follows: (F) A waiver may occur one time per one year from a parent parcel.

Assemblymember Vehrs:

- stated that it takes at least one year with the regulations now to do a waiver; and
- opined that one year is better than two years for waivers to occur.

Assemblymember Woods:

- stated that her intent for the two-year waiver was to stop the creation of subdivisions by waiver; and
- noted that she wants the public to continue to be able to do waivers to provide property to their family members.

VOTE: The secondary motion failed with Assemblymembers Woods, Colver and Vehrs in support and Assemblymembers Allen, Kvalheim, and Bettine opposed. (Tie vote)

VOTE: The primary amendment passed as amended without objection.

*(The special meeting recessed at 8:05 p.m. and reconvened at 8:17 p.m.)*

**MOTION:** Assemblymember Bettine moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.10.070(H), to strike the reference to “MSB 27.15.120(A)(7)” and insert in its place “MSB 27.15.120(B)(7)” to read as follows: (H) Posting shall be in compliance with MSB 27.15.120(B)(7).

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Woods moved a primary amendment to Ordinance Serial No. 06-147, MSB 25.15.050(D), to strike and to insert the following language:

- in (D)(1) insert the sentence at the end of the paragraph “the applicant shall provide proposed mitigation measures for run-off around wetlands, watercourses, and water bodies, where such wetlands, watercourses, and waterbodies exist;”
- in (D)(2) to strike the phrase “storm water” and in its place insert the word “drainage;”
- in (D)(2) insert the phrase “including mitigation for run-off around wetlands, watercourses, and water bodies, where such wetlands, watercourses, or waterbodies exist” between the words “occur” and “the;”
- in (D)(2)(c) to strike the word “stormwater” and insert in its place “drainage;”
- in (D)(2)(c)(i) to strike the word “stormwater” and insert in its place “drainage;”
- in (D)(2)(c)(ii) to strike the word “stormwater” and insert in its place “drainage;” and
- in (D)(2)(3) to strike the phrase “Implementation and maintenance schedule” and insert in its place “Statement of responsibility for facility ownership and maintenance” to read as follows:

(D) Drainage Management.

(1) Permanent drainage management and erosion control systems shall be designed for all land within a proposed subdivision (as per MSB Subdivision Construction Manual) and installed prior to recording. The applicant shall provide proposed mitigation measures for run-off around wetlands, watercourses, and waterbodies, where such wetlands, watercourses, or waterbodies exist. The drainage area shall be delineated on the preliminary plat.

(2) Drainage from proposed construction activities shall be managed and accommodated onsite, or an analysis of the proposed development’s drainage impact on adjacent and subject property shall be submitted along with a plan for drainage management and erosion control that describes how off-site mitigation shall occur, including mitigation for run-off around wetland, watercourses, and waterbodies, where such wetlands, watercourses, or waterbodies exist. The drainage Management and Erosion Control Plan shall contain the following:

- (a) Background information:
  - (i) project description;
  - (ii) existing (pre-development) conditions; and
  - (iii) proposed future (development) conditions;
- (b) Comparison of pre-developed with post-development runoff:

- (i) methodology; and
- (ii) calculations;
- (c) Drainage Management:
  - (i) drainage management facilities;
  - (ii) drainage conveyance system; and
  - (iii) recreational or landscape features (optional);
- (c) 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.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Allen moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.080(A)(1)(a), to insert the phrase “or is further than one mile from a publicly maintained road” in between the words “area” and “the” to read as follows: (A)(1)(a) the road complies with standards for public improvements relating to residential streets as specified in the Subdivision Construction Manual. If the proposed subdivision is outside of a road service area, or is further than one mile from a publicly maintained road, the road, at a minimum shall comply with standards for public improvements relating to pioneer access standard roads as specified in the Subdivision Construction Manual.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Vehrs moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.130(E), to insert a new subsection (3) to read as follows: (E)(3) Subdivisions that meet the criteria for waiver of road construction under MSB 27.20.030(B) are exempt from the requirements of MSB 27.15.130(E)(2).

Assemblymember Colver:

- spoke regarding the confusion that occurs when previous amendments are being amended;
- spoke regarding issues that the Platting Board considers;
- spoke regarding water testing; and
- opined that the amendment does not work.

Assemblymember Woods requested a review of waiver subdivisions.

Mr. O’Brien:

- spoke regarding the criteria the Platting Board considers for waiver subdivisions and road construction; and
- stated that none of the criteria needs to be met to be considered for a waiver of road construction; however, if you meet the criteria you do not have to do the water quality or quantity testing.

Discussion ensued regarding waiver of road construction.

VOTE: The primary amendment passed with Assemblymembers Colver and Vehrs opposed.

MOTION: Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.05.005(C), to strike the phrase "Electricity and telephone" from the first sentence and insert in its place "Within subdivisions to be served by electricity and telephone, these utilities," and to strike paragraph (C)(2) in its entirety to read as follows:

(C) Within subdivisions to be served by electricity and telephone, these utilities shall be installed as part of the subdivision improvements prior to recording, with the following exceptions:

(1) Electricity and telephone may be installed after recordation of the plat if the cost for the utility installation has been pre-paid to the appropriate utility supplier. Proof that a contract for utility installation is in place and fully funded shall be provided to the Matanuska-Susitna Borough prior to recordation of the plat. The contract shall state that utility installation shall be completed within one year after recordation of the plat. The utility provider shall provide proof and guarantee to the Matanuska-Susitna Borough that no portion of the funds is refundable to the developer until the installation is complete.

MOTION: Assemblymember Colver moved a secondary amendment to Ordinance Serial No. 06-147, MSB 27.05.005(C), to strike the language in subsection (C) in its entirety.

Assemblymember Allen:

- opined that it would be poor public policy to strike the language;
- spoke regarding the need to provide assurance to property buyers that the utilities will be provided; and
- spoke regarding developers not completing plans for subdivisions which leave the property buyers in a bad situation.

Assemblymember Bettine:

- noted that some outlying areas would like to subdivide without the expense of utilities; and
- opined that utilities should not be required.

Discussion ensued regarding providing utilities in subdivisions.

VOTE: The secondary amendment failed with Assemblymembers Colver and Vehrs in support.

VOTE: The primary amendment passed with Assemblymembers Colver and Vehrs opposed.

**MOTION:** Assemblymember Bettine moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.020(B), to strike the reference to “MSB 0.10.070” and insert in its place “MSB 27.10.070” to read as follows: (B) Preliminary acceptance of right-of-way or public use easement dedication to the borough shall be in accordance with MSB 27.10.070.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Woods moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.020(C), to strike the word “subdivided” and to insert in its place “stub rights-of-way,” and to insert the phrase “where feasible” between the words “parcels” and “to” to read as follows: (C) Proposed subdivisions shall provide through connecting right-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and is unnecessary for public safety, then a reduction to a lesser road right-of-way standard shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard. Dedication shall include any roads identified in the current streets and highways plan.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Allen moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.020(E), to strike the word “shall” and insert in its place “may,” to insert the phrase “or improvement, or dedication” in between the words “dedication” and “and,” and to strike the number “15” and insert in its place “ten” to read as follows: (E) The platting board may require the dedication or improvement, or dedication and improvement of rights-of-way, tracts, or easements no narrower than ten feet in width to accommodate the construction of walkways up to eight feet in width in any of the following circumstances.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Kvalheim moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.030(B)(3)(a), to insert the phrase at the beginning of the sentence “Following the criteria for waiver of road construction under MSB 27.20.030(B)(2)” to read as follows (B)(3)(a) Following the criteria for waiver of road construction under MSB 27.20.030(B)(2), the platting board may reduce road construction standards above where due to topographical constraints construction of a standard road is not feasible.

Assemblymember Colver:

- stated that the amendment is undoing a previous action of the Assembly; and
- noted that the amendment previously made was intended for isolated access.

Assemblymember Bettine:

- identified previous amendments that were made to the section; and
- spoke regarding issues that arise when previous amendments are being amended.

MOTION: Assemblymember Colver moved to postpone the primary amendment indefinitely.

VOTE: The motion to postpone the primary amendment indefinitely passed without objection.

MOTION: Assemblymember Bettine moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.20.040(A), to strike the phrase “including but not limited to the Parks Highway, Glen Highway, Old Glen Highway, Palmer/Wasilla Highway, Bogard Road, Seldon Road, Seward Meridian, and Trunk Road” and insert in its place “in the MSB Long Range Transportation Plan or its future updates” to read as follows: (A) Subdivisions of any lots abutting or within 100 feet of a national, state, or borough road classified as a highway or arterial road in the MSB Long Range Transportation Plan or its future updates, are subject to the provisions of this section.

VOTE: The primary amendment passed without objection.

MOTION: Assemblymember Bettine moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.30.010(A), to strike the reference to “21 days” and insert in its place “15 days” to read as follows: (A) The platting board may reconsider its decision upon petition of any person entitled to appeal the decision under MSB 15.39.130 filed within 15 days of the date the written decision is issued.

VOTE: The primary amendment passed without objection.

*(The special meeting recess at 9:40 p.m. and reconvened at 9:50 p.m.)*

MOTION: Assemblymember Allen moved to take from the table the primary amendment to insert the definition of “rural.”

VOTE: The motion to take the definition of “rural” from the table passed with Assemblymembers Colver and Vehrs opposed.

Assemblymember Allen advised that he is not in favor of the amendment.

Assemblymember Colver spoke regarding the need to make more changes to the legislation prior to finalizing the definition for “rural.”

Assemblymember Vehrs:

- noted that some of her amendments exempt out portions of the legislation;
- opined that it is a disservice to pretend that everything in the Borough is in the core area;
- spoke regarding amendments to Title 27 that will happen in the future;

- stated that there are portions of the Borough which are incompatible to development; and
- spoke to the Assembly needing to address the parts of the Borough which are not in the growth area.

MOTION: Assemblymember Colver moved to lay the primary amendment to insert the definition of “rural” on the table until the rest of the amendments have been made.

VOTE: The motion to lay the primary amendment to insert the definition of “rural” on the table failed with Assemblymembers Colver and Vehrs in support.

MOTION: Assemblymember Colver moved a secondary amendment to the definition of “rural,” by striking the phrase “and North of King River, and those portions lying east of a line extending due South of the confluence of King River and the Matanuska River” and insert in its place “of the Chickaloon Comprehensive Plan boundary” to read as follows: “Rural” means those portions of the Borough outside of the core area planning boundaries which lie west, north and northwest of the westerly limits of Houston City limits; and west of that portion of the Little Susitna River that lies south of the Parks Highway; and those portions of the Borough lying east of the Chickaloon Comprehensive Plan boundary.

VOTE: The secondary amendment failed with Assemblymembers Colver and Vehrs in support.

VOTE: The primary amendment failed with Assemblymember Colver and Vehrs in support.

MOTION: Assemblymember Woods moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.130(E)(2)(a), to strike “Subdivisions of 1-10 lots” and insert in its place “Subdivisions 1-9 lots,” to strike “Subdivisions of 11-30 lots” and insert in its place “Subdivisions of 10-33 lots,” and to strike “Subdivisions of 31-99 lots” and insert in its place Subdivisions of 34-99 lots” to read as follows:

Subdivisions of 1-9 lots:	0 (zero) sampling sites
Subdivisions of 10-33 lots:	1 (one) sampling site
Subdivisions of 34-99 lots:	2 (two) sampling sites
Subdivisions of 100-150 lots	4 (four) samplings
One additional sampling site for every 75 lots thereafter (or greater fraction thereof)	

VOTE: The primary amendment passed without objection.

**MOTION:** Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.10.065(A), to strike the phrase “40-acre exemption” to read as follows: (A) The platting board shall act on an application for preliminary plat, variance, public use easement, plat note amendment or vacation of public interest only after holding a public hearing on the application. The platting board shall hear applications for vacations of a public interest at the hearing on the preliminary plat to which they pertain if an application for plat approval has been filed or is required. The platting board shall consider any preliminary plat affected by the vacation of a public interest.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.030(B)(6), to strike the reference to “five year” and insert in its place “two year” to read as follows: (B)(6) no more than four parcels shall be created from the parent parcel in a two year period.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Colver moved a primary amendment to Ordinance Serial No. 06-147, MSB 27.15.050(A)(1)(b), to insert the phrase “Minimum Contour Standards:” at the beginning to read as follows: (A)(1)(b) Minimum Contour Standards: contour intervals of five feet if the ground slope is less than 10 percent, and 10 feet if the ground slope is greater than 10 percent; contour lines at intervals of two feet for any portion of the proposed subdivision within the floodplain of any stream, and at intervals of five feet outside floodplain areas if the slope is less than ten percent, and intervals of ten feet if the slope is greater than ten percent.

**VOTE:** The primary amendment passed without objection.

**MOTION:** Assemblymember Allen moved to postpone Ordinance Serial No. 06-147 to a time certain of September 19, 2006.

**VOTE:** The motion to postpone Ordinance Serial No. 06-147 to a time certain of September 19, 2006, passed without objection.

## **VI. AUDIENCE PARTICIPATION**

The following person spoke in opposition to Ordinance Serial No. 06-147: Ms. Jay Nolfi.

The following person spoke in support of Ordinance Serial No. 06-147: Mr. Alan Larson, Platting Board Member.

The following persons spoke in support of Ordinance Serial No. 06-147 with modifications: Mr. Jim Walker, Matanuska Electric Association; Ms. Jean Krause; and Mr. Gary Lorrusso.

