

By: Eileen Probasco
Introduced: July 17, 2017
Public Hearing: July 31, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-32**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING FURTHER AMENDMENTS TO ORDINANCE SERIAL NUMBER 17-033, MSB 43 SUBDIVISIONS, CONCERNING SUBSTANTIAL ITEMS PREVIOUSLY APPROVED BY PC RESOLUTION 17-01, WHICH WAS ADOPTED MARCH 6, 2017.

WHEREAS, the planning commission adopted resolution 17-01 on March 6, 2017, supporting platting board recommended changes to Title 43 Subdivisions concerning Substantial items in the March 1, 2013 platting division staff memorandum; and

WHEREAS, at the March 6 meeting, the planning commission incorporated additional changes into the resolution, which staff had identified, but the platting board had not included in their recommendations to the commission; and

WHEREAS, the additional changes were incorporated into the draft of Assembly Ordinance Serial number 17-033; and

WHEREAS, at their June 6, 2017 regular meeting, the assembly postponed action on ordinance 17-033 and requested a joint meeting of the planning commission and the platting board to resolve differences in suggested changes to Title 43 Subdivisions; and

WHEREAS, the planning commission and the platting board held a joint meeting on July 31, 2017 to discuss the changes, and then conducted a public hearing, and the commission adopted Resolution 17-32, reflecting their conclusion on those changes.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the following amendments to Ordinance Serial Number 17-033:

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CHANGE #1

On Page 1 of the Ordinance, Amend the 1st part of Section 2 (pertaining to 43.05.015 Purpose and Scope (A)), as follows:

(A) [THIS TITLE IS TO PROMOTE THE COMMON GOOD AND WELFARE WITH REGARD TO PLATTING OF SUBDIVISIONS. THIS TITLE ESTABLISHES CONSISTENT MINIMUM GUIDELINES FOR THE REGULATION OF THE SUBDIVISION AND PLATTING OF LANDS WITHIN THE BOROUGH IN ACCORDANCE WITH STATE STATUTES.]

This title is to promote the common good and welfare with regard to platting of subdivisions. This title establishes consistent minimum guidelines for the regulation of the subdivision and platting of lands within the borough. The purpose of this title is to incorporate Alaska Statutes AS 29.40.070, which includes but is not limited to the control of:

(1) form, size, and other aspects of subdivision, dedications, and vacations of land;

(2) dimensions and design of lots;

(3) street width, arrangement, and rights-of-way, including requirements for public access to lots and installation of street paving, curbs, gutters,

sidewalks, sewers, water lines, drainage, and other
public utility facilities and improvements;

(4) dedication of streets, rights-of-way, public
utility easements and areas considered necessary by
the platting authority for other public uses.

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CHANGE #2

On Page 2 of the Ordinance, delete the 2nd part of Section 2 [pertaining to the addition of (B)(4)(5) and (6)], as follows:

(B) The following list of documents are to be incorporated within MSB Title 43 as if fully set forth in this title:

(1) BLM manual of survey instructions;

(2) platting procedures pamphlet; [AND]

(3) Subdivision Construction Manual.

~~(4) MSB Title 11;~~

~~(5) MSB Title 15; and~~

~~(6) MSB Title 17.~~

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CHANGE #3

On page 12 (Section 7) of the Ordinance, amend item (D) concerning Public Use Easement Acceptance Procedure, 43.15.021 (D) by removing "prior to final approval" as follows:

(D) If road construction is proposed, [THE OFFEROR SHALL DEMONSTRATE THAT THE PHYSICAL ROAD IS FEASIBLE WITHIN THE PUBLIC USE EASEMENT AND THAT ALL APPROVALS REQUIRED FROM FEDERAL, STATE, BOROUGH AND OTHER REGULATORY AGENCIES HAVE BEEN ISSUED OR FINAL RECORDING WILL BE CONTINGENT UPON OTHER PERMITS AND APPROVALS] all permits and approvals from federal, state, or other municipal regulatory agencies applicable to the construction of the road shall be submitted to platting staff ~~prior to final approval~~.

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CHANGE #4

On page 20, Section 10, of the Ordinance, amend the proposed addition of (H) as follows:

(H) Prior to final plat approval recordation, all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff.

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CHANGE #5

On page 24 of the Ordinance, in Section 16, remove the proposed addition of 43.20.020 Standards; General (C) as follows:

(A) This chapter establishes general design standards for subdivision development which, except as provided otherwise, govern all subdivisions in the borough.

(B) Construction of improvements within subdivision shall also comply with official construction standards for public improvements under the Subdivision Construction Manual.

~~(C) All accesses to proposed subdivisions shall, if reasonably possible, take access toward road corridors delineated in the Long Range Transportation Plan, Official Streets and Highways Plan.~~

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ADOPTED by the Matanuska-Susitna Borough Planning
Commission this 31st day of July, 2017.


COLLEEN VAGUE, Chair

ATTEST


MARY BRODIGAN, Planning Clerk

(SEAL)



PASSED UNANIMOUSLY: Vague, Anderson, Healy, Chesbro, Elder,
Glashan, and Rauchenstein