

By: Eileen Probasco
Introduced: October 9, 2017
Public Hearing: October 23, 2017
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-51**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AMENDMENTS TO MSB TITLE 43 SUBDIVISIONS, CONCERNING FLAG LOTS.

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 time this action was taken, the platting board had not yet finalized their recommendations on Flag Lots; 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, however, proposed changes to Flag Lots were still pending; and

WHEREAS, the platting board has finalized their recommended changes concerning Flag Lots, and wishes the commission to forward these changes to the assembly for inclusion into Ordinance 17-033.

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

Section 46. Adoption of subsection. MSB 43.20.300(E), Lot and Block Design, is hereby adopted as follows:

(E) Flag lots

(1) Flag lots are defined in MSB 43.05.005 and further defined as having a pole portion which is 100 feet wide or less.

(2) The pole portion of flag lots shall:

(a) not be included in the usable area calculations;

(b) not be included in the depth-to-width ratio;

(c) not exceed a length of 2,640 feet.

(3) Utility easements and utilities shall be located outside of the length of the flag pole portion of the lot;

(a) excepting where the flag pole is greater than 75 feet wide to accommodate utilities.

(4) When served by road access, multiple flag lots within the proposed subdivision with pole portions adjoining, shall:

(a) share a common access point to the road at the road right-of-way line;

(b) be overlaid with a public use easement over the width of the pole portion and extend into the flag portion an adequate distance to provide for a turnaround designed to Subdivision Construction Manual standards;

(i) applies to lots greater than 2.5 acres;

(c) be served by a public use easement created to provide sufficient access to subject parcels when a common access point is a requirement for subdividing.

(5) For flag lots containing 2.5 acres or less, the minimum pole portion width is:

(a) 30 feet where two or more pole portions are adjoining;

(b) 40 feet for a single pole portion;

(i) 45 feet if access is onto a cul-de-sac.

(6) For lots greater than 2.5 acres, the

minimum pole portion width is:

(a) 30 feet where two or more pole portions are adjoining;

(i) 45 feet if access is onto a cul-de-sac;

(b) 60 feet for a single pole portion.

(7) Flag lots are limited to 10 percent of the total number of lots for any subdivision of 60 or more lots, up to a maximum of 10 flag lots, and no more than six lots for a subdivision of less than 60 lots. The calculated amount shall be rounded to the greater number in case of a fraction of one-half or greater, and rounded to the lesser number in case of a fraction of less than one-half.

Section 47. Amendment of section. MSB 43.20.320, Frontage, is hereby amended as follows:

(A) Exclusive of flag lots, lots shall contain a minimum of 60 feet of frontage, unless located on a cul-de-sac, in which case the minimum frontage may be 45 feet.

(B) Frontage for flag lots is pursuant to MSB 43.20.300 (E) .

Section 48. Amendment of section. MSB 43.35.340, Lot Dimensions, is hereby amended as follows:

(A) Exclusive of flag lots, lots adjacent to a watercourse or body of water shall be a minimum of 125 feet in width at the waterline, as measured directly between property corners at the waterline, or a minimum of 85 feet in width if community sewerage is provided to the lot.


(B) For flag lots where water is the only legal access, water body frontage is pursuant to 43.20.300 (E) .

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 23rd day of October 2017.



COLLEEN VAGUE, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES:  *Vague, Anderson, Healy, Chusbro, Elder, and Raucherstein*

NO: