

By: Alex Strawn
Introduced: April 2, 2018
Public Hearing: April 16, 2018
Action: April 16, 2018

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 18-10**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CHANGING THE THRESHOLD FOR MSB 17.73 MULTIFAMILY DEVELOPMENT DESIGN STANDARDS, REQUIRING A DOMESTIC WASTEWATER SYSTEM PLAN REVIEW FOR NEW MULTIFAMILY DEVELOPMENTS, AND UPDATING DEFINITIONS WITHIN MSB 17.125.

WHEREAS, the Borough originally adopted multifamily development standards in 2007; and

WHEREAS, the purpose of the multifamily development standards is to provide for safe, affordable multifamily developments that promote a healthy lifestyle by addressing issues such as water quality, traffic impacts, design standards, and other concerns. Without appropriate standards, such developments can be potentially damaging to water quality, safety of the traveling public, aesthetics, drainage, and can hinder emergency response; and

WHEREAS, in 2014, the Assembly removed several standards from the multifamily development code, including the requirements to have wastewater systems reviewed by ADEC; and

WHEREAS, in 2016 the Alaska Department of Environmental Conservation lowered their threshold for wastewater plan review to the equivalent of three or more dwelling units; and

WHEREAS, municipal sewage lines are absent in most areas of the Borough outside of the cities. Therefore, most residences rely on onsite treatment systems to handle their domestic wastewater. This has the potential to result in pollution of groundwater if the density of these systems gets too high; and

WHEREAS, the borough's subdivision code (Title 43) does not address intended land use. Therefore, as a blanket protection, the borough requires a minimum of 40,000 square feet of lot area in order to attenuate the wastewater pollution associated with a single-family residence. Ordinance 18-013 will address residential developments which exceed the capacity that the minimum lot size is intended to accommodate; and

WHEREAS, ordinance 18-013 implements several goals and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of ordinance 18-013, An ordinance of the Matanuska-Susitna Borough assembly changing the threshold for multi-family development permit requirements, requiring a domestic wastewater system plan review for new multi-family developments, and updating definitions within MSB 17.73 and MSB 17.125

/

/

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 16th day of April, 2018.


COLLEEN VAGUE, Chair

ATTEST


MARY BRODIGAN, Planning Clerk

(SEAL)



YES: *Vague, Patterson, Chesbro, Elder, and Moskaner*

NO: