

CODE ORDINANCE

By: Borough Manager

Referred to the Planning Commission: 05/05/09

Introduction postponed to 10/10/09: 08/04/09

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Pulled at approval of the agenda: 02/02/10

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Public Hearing: 03/02/10

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Planning Commission: 03/02/10

Postponed to 06/15/10: 05/18/10

Postponed to 08/17/10: 06/15/10

Postponed Indefinitely: 08/17/10

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 10-017 (formerly 09-069)**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ESTABLISHING A WASILLA DEVELOPMENT STANDARDS DISTRICT, AND AMENDING MSB 27.10.065, MSB 27.15.020, AND 27.15.130, TO APPLY THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED IN THE DEVELOPMENT STANDARDS DISTRICT TO PRELIMINARY AND FINAL PLATS OF PROPERTY LOCATED IN THE DEVELOPMENT STANDARDS DISTRICT.

Section 1. Classification. Section 2 is a non-code provision. The remainder of this ordinance is of a general and permanent nature and shall become part of the Borough code.

Section 2. Establishment of development standards district; delegation of platting power. Pursuant to MSB 27.20.010(C), a development standards district is established, which shall consist of the entire area within the boundaries of the city of Wasilla, as those boundaries may be changed from time to time. Pursuant to MSB 27.20.010(B), the Assembly hereby delegates to the city of Wasilla the authority to establish and administer specific design and construction standards for the development standards district.

Section 3. Amendment of subsection. MSB 27.10.065(C),
Platting board procedure, is amended to read as follows:

(C) The platting board shall approve an application upon finding that the application conforms to the standards set forth in this title, the design and construction standards of any applicable development standards district, and other applicable statutes and ordinances. The findings of the platting board shall be set forth in the notice approving or disapproving the application.

Section 4. Amendment of subsection. MSB 27.15.020(B),
Preapplication conference, is amended to read as follows:

(B) At least 10 days before the preapplication conference, the subdivider shall submit to the platting officer at least five copies of the proposed platting action with enough detail so the platting officer can gain a full understanding of the subdivider's intentions. If the proposed platting action applies to property in a development standards district within a city, the subdivider shall provide at least five copies of the proposed platting action to the city at least 10 days before the preapplication conference.

Section 5. Adopted of subsection. MSB 27.15.020(E), is adopted as follows:

(E) If a proposed platting action applies to property in a development standards district within a city, the platting officer shall notify the city of the time and place of the preapplication conference at least seven days before the date of the conference. A representative of the city may attend the conference.

Section 6. Amendment of subsection. MSB 27.15.130(B), Final plat; general provisions, is amended to read as follows:

(B) Review for deficiencies. The platting officer shall review and check all final plats for deficiencies. If the final plat includes property in a development standards district within a city, the platting officer also shall refer the final plat to the city for review. Where deficiencies are found, the plat shall be returned to the subdivider for alteration or correction by the land surveyor responsible for the survey and the plat. The platting officer shall approve or disapprove the final plat within 30 days of submittal of the plat. If disapproved, the final plat shall be returned to the subdivider with specification of the deficiencies. The

platting officer shall approve or disapprove the final plat within 15 days of resubmittal.

Section 7. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly and shall apply only to subdivisions for which a preliminary plat application is first filed after its effective date.

POSTPONED INDEFINITELY by the Matanuska-Susitna Borough Assembly this 17 day of August, 2010.

PASSED UNANIMOUSLY: Woods, Houston, Arvin, Ewing, and Halter