


SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB 17.77 LARGE LOT DISTRICT.

AGENDA OF: August 5, 2025

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Refer to Planning Commission for 90 days.

Route To	Signatures
Originator	<div>7 / 23 / 2025</div> <div>X A l e x S t r a w n</div> <div>Signed by: Alex Strawn</div>
Planning Department Director	<div>7 / 23 / 2025</div> <div>X A l e x S t r a w n</div> <div>Signed by: Alex Strawn</div>
Finance Director	<div> Recoverable Signature</div> <div>X L i e s e l Z a n t o f o r C H</div> <div>Signed by: Liesel Weiland</div>
Borough Attorney	<div>7 / 23 / 2025</div> <div>X J o h n A s c h e n b r e n n e r</div> <div>Signed by: John Aschenbrenner</div>
Borough Manager	<div>7 / 23 / 2025</div> <div>X M i c h a e l B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>7 / 23 / 2025</div> <div>X L o n n i e M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div>

ATTACHMENT (S): Ordinance Serial No. 25-090 (5 pp)
Planning Commission Resolution No. 25-____ (pp)

SUMMARY STATEMENT: This ordinance is at the request of Assemblymember Hale.

The Large Lot District (Chapter 17.77) serves to establish specific areas within the borough to maintain the character, integrity, and value of large lot neighborhoods. This ordinance aims to protect the public health, safety, and welfare, and to avoid overcrowding and excessive traffic in areas designated as large lot communities. The regulations and procedures outlined in this chapter provide a framework for the designation of large lot districts in accordance with the borough's comprehensive plan.

This ordinance allows property owners to request designation of

their area as a large lot district with a minimum five-acre lot size. Lots that existed prior to establishment of the district, and do not meet the minimum requirement will retain legal nonconforming status, but cannot be further subdivided.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully recommends referral of the ordinance to the Planning Commission for 90 days.