

CODE ORDINANCE

Sponsored by: Assemblymember Hale
Introduced: 10/21/25
Public Hearing: 11/18/25
Defeated: 11/18/25

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 25-090**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING
MSB TITLE 17, ZONING, TO CREATE MSB 17.77 LARGE LOT DISTRICT.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and
permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of Chapter. MSB 17.77 is hereby adopted
to read as follows:

CHAPTER 17.77 LARGE LOT DISTRICT

17.77.010 INTENT

**(A) This district is intended to provide a method
to protect and retain the character of large lot
communities in accordance with adopted borough
comprehensive plans. This chapter is further intended
to.**

**(1) allow property owners to request large lot
regulations in specific areas;**

**(2) prevent overcrowding and excessive
traffic; and**

**(3) protect the value, character, and
integrity of large lot neighborhoods where appropriate.**

17.77.020 APPLICABILITY

(A) This chapter applies in all areas of the borough including special land use districts and residential land use districts. Where this chapter is in conflict with the conditions of a special land use district or residential land use district, the most restrictive conditions shall apply.

(B) This chapter does not apply within the cities of Houston, Palmer, or Wasilla.

17.77.030 PROCESS TO ESTABLISH DISTRICTS

(A) A petitioner seeking approval of a subdivision before the Platting Board may simultaneously apply for approval to designate the subdivision as a Large Lot District.

(B) Except as provided in subsection (A), a Large Lot District may be initiated or modified only by submitting a petition to the Planning Department containing the signatures of at least 67 percent of the affected properties, as listed in the Borough tax assessment records.

(1) A map delineating the boundary of the proposed district shall accompany the petition.

(2) The petition shall include the following information of each signatory:

(a) printed name;
(b) mailing address;
(c) phone number; and
(d) physical address or tax account
number of the real property subject to the proposal.

(3) For properties with multiple owners, each
owner must individually sign the petition in order to be
counted as a signatory.

(a) If one or more property owners are
deceased, the remaining property owner(s) may sign the
petition. A copy of the death certificate for each
deceased owner must be provided.

(4) If a property is held in a Trust or Estate,
the authorized signatory must sign the petition and
provide documentation of their authority to sign on
behalf of the Trust or Estate.

(5) If a power of attorney (POA) has been
granted to an individual to sign on behalf of a property
owner, a copy of the executed POA document must accompany
the petition.

(6) If the property is owned by a business,
limited liability company (LLC), non-profit
organization, or other legal entity, the authorized
representative must sign the petition. Documentation

confirming their authority to sign on behalf of the entity must be included with the petition.

(C) Public involvement. The following standards are the minimum standards for public involvement.

(1) All public notices shall include the following information:

(a) date, time and location of the public meeting(s); and

(b) a brief description of the purpose of the meeting.

(c) a map showing the proposed boundary of the subject district.

(2) Public notice shall be mailed to all property owners within the affected area no fewer than 15 days prior to any scheduled public hearing.

(3) A request for a Large Lot District under single ownership is exempt from this subsection.

17.77.040 DESIGNATED LARGE LOT DISTRICTS

(A) The following areas are Large Lot Districts subject to the provisions of this chapter:

(1) Reserved for future designation by ordinance.

17.77.050 GENERAL STANDARDS

(A) The minimum lot size shall be five acres.

(B) All lots proposed for inclusion in a Large Lot District shall be contiguous. For purposes of this section, "contiguous" means that lots share a common boundary of measurable length and do not touch solely at a corner.

17.77.060 LEGAL NONCONFORMING LOTS

(A) Lots within a district, which were in existence prior to adoption of the district and do not meet the minimum lot size standards, shall have legal nonconforming status without requiring an administrative determination. However, an administrative determination may be issued if requested by the property owner.

(B) Lots with legal nonconforming status are not eligible for further subdivision but may be included in a platting action that does not reduce the area of the nonconforming lot.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day
of -, 2025.

EDNA DeVRIES, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

NO: Nowers, Sumner, Gamble, Fonov, and Bernier
Yes: Hale and McKee