


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

**AGENDA OF:** August 5, 2025

**ASSEMBLY ACTION:**

Defeated with Assemblymembers McKee and Hale in support  
11/18/25 - EMW

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

Route To	Signatures
Originator	<div style="text-align: right;">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 style="text-align: right;">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 style="text-align: right;">7 / 23 / 2025</div> <div>      R e c o v e r a b l e   S i g n a t u r e</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 style="text-align: right;">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 style="text-align: right;">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 style="text-align: right;">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. 25-22(2 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.

By:	Commission
Introduced:	09/15/2025
Public Hearing:	10/02/2025
Action:	Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 25-22**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION  
RECOMMENDING FAILURE OF AN ORDINANCE AMENDING MSB TITLE 17 - ZONING  
TO CREATE MSB 17.77 LARGE LOT DISTRICT.

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WHEREAS, Assembly Ordinance 25-090 adopts a new chapter MSB  
17.77 Large Lot District; and

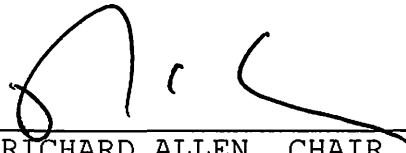
WHEREAS, the ordinance limits land use for future  
generations; and

WHEREAS, the ordinance allows a group of land owners to  
dictate what their neighbor can do on their property in perpetuity;  
and

WHEREAS, should this ordinance be adopted, the threshold of  
67% is too low.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna  
Borough Planning Commission hereby recommends failure of Assembly  
Ordinance 25-090.

ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 6th day of October, 2025.

  
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RICHARD ALLEN, CHAIR

ATTEST

  
\_\_\_\_\_  
LACIE OLIVIERI, PLANNING CLERK

(SEAL)

YES: Glenn, McCabe, Collins, Zagorodniy, Allen

NO: none

