

**SUBJECT:** A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TERMINATING STAFF ASSISTANCE FOR DEVELOPING A SOUTH KNIK RIVER SPECIAL USE DISTRICT.

**AGENDA OF: March 18, 2025**

**Assembly Action:**

Approved under the consent agenda 03/18/25 - EMW

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To	Signatures
Originator - Julie Spackman	<div style="text-align: right;">3 / 3 / 2 0 2 5</div> X Julie Spackman Signed by: Julie Spackman
Planning & Land Use Director	<div style="text-align: center;">Recoverable Signature</div> X Alex Strawn Signed by: Alex
Finance Director	<div style="text-align: center;">Recoverable Signature</div> X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	<div style="text-align: right;">3 / 4 / 2 0 2 5</div> X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	<div style="text-align: right;">3 / 4 / 2 0 2 5</div> X Michael Brown Signed by: Mike Brown
Borough Clerk	<div style="text-align: center;">Recoverable Signature</div> X Lonnie McKechnie Signed by: Lonnie McKechnie

**ATTACHMENT (S) :** South Knik River Community Council Resolution 25-01 (1 pp)  
 Assembly RS 24-052 (2 pp)  
 Resolution Serial No. 25-034(3 pp)

**SUMMARY STATEMENT:**

In May 2024, the Assembly approved a request from the South Knik River Community Council for staff support to assist in the development of a Special Land Use District. Staff assisted the Council by developing a MSB website with information about Special Land Use Districts, a link to the South Knik River Community Council's website, a document archive, and a MSB meeting schedule related to the Special Use District in this area.

Upon request of the Council President, staff obtained mailing

addresses for property owners and registered voters within the Council boundaries. A mailing list of unduplicated addresses resulted in 548 unique addresses. Staff assisted the Council President with the development of a committee application and mailed a letter written by the Council President along with the committee application to the addresses on the list. The letter indicated availability of additional paper applications from either the South Knik River Community Council or MSB Planning staff.

At the request of the Council President, staff obtained a list of business licensees that indicated a physical presence within the boundaries of the South Knik River Community Council area on their business license documentation. A total of 81 businesses were identified. A letter written by the Council President was mailed with the committee application to all businesses on the list. The letter indicated availability of additional paper applications from either the South Knik River Community Council or MSB Planning staff.

At the November 2024 South Knik River Community Council meeting, the members voted to require that the Special Use District drafting committee be comprised of no less than 75% residents of the geographic area designated as the South Knik River Community Council.

At the request of the Council President, the MSB Planning Department received the applications, recorded a list of applicants, and tallied applicant self-identification of stakeholder representation for one or more of the following three categories: resident, landowner, and/or business owner. Between October 2024 and December 31, 2024, the Planning Department received 28 applications for the SpUD drafting committee. Of the 28 applicants, 24 self-identified as residents (86%); 18 self-identified as landowners (64%); and 11 self-identified as business owners (39%).

The Council President convened the applicants at a special meeting of the South Knik River Community Council in January 2025 to discuss how to proceed in forming the committee. A committee chairperson was elected by the Community Council members and a meeting schedule was set for the committee, starting February 24, 2025.

At the February 20, 2025 regularly scheduled South Knik River Community Council meeting, a resolution was approved by the Community Council members resolving that the officers of the South Knik River Community Council immediately end all work and pursuit of a Special Use District and that the MSB immediately end all work and pursuit of a Special Use District for the South Knik River Community. The resolution was received by the Clerk's Office on February 26, 2025.

**RECOMMENDATION OF ADMINISTRATION:** Respectfully request approval.

**COPY**

RECEIVED  
FEB 26 2025  
CLERKS OFFICE

**SOUTH KNIK RIVER COMMUNITY COUNCIL  
RESOLUTION SERIAL NO. 2025-01**

**A RESOLUTION**

OF THE SOUTH KNIK RIVER COMMUNITY COUNCIL REQUIRING THE OFFICERS OF THE SOUTH KNIK RIVER COMMUNITY COUNCIL AND MATANUSKA-SUSITNA BOROUGH TO IMMEDIATELY STOP PURSUING A SPECIAL USE DISTRICT DESIGNATION FOR THE SOUTH KNIK RIVER COMMUNITY.

**WHEREAS** a majority of members of the South Knik River Community Council object to designating the community as a Special Use District; and

**WHEREAS** South Knik River Community Council by laws do not allow all owners of property and/or land within the South Knik River Community Council area to vote at community council meetings; and

**WHEREAS** a majority of members of the South Knik River Community have stated concerns of not being properly informed of the South Knik River Community Council officers pursuing designation as a Special Use District; and

**WHEREAS** borough code and a comprehensive plan are already established to address subdividing property and noise concerns which started the process of the South Knik River Community Council officers pursuing Special Use District designation; and

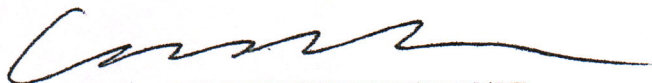
**WHEREAS** legal precedent exists for residents of the South Knik River Community to pursue legal action addressing noise pollution caused by helicopter operations in residential areas; and

**WHEREAS** a majority of members of the South Knik River Community Council object to creating any new zoning laws within the boundaries of the South Knik River Community.

**NOW THEREFORE, BE IT RESOLVED** that the officers of the South Knik River Community Council immediately end all work and pursuit of a Special Use District designation; be it

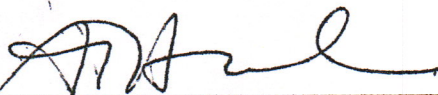
**FURTHER RESOLVED** that the Matanuska-Susitna Borough immediately end all work and pursuit of a Special Use District designation of the South Knik River Community.

Resolved and affirmed by the South Knik River Community Council this 20<sup>th</sup> day of Feb, 2025.



Craig Price, President, South Knik River Community Council

ATTEST:



Anne Houseal, Secretary, South Knik River Community Council

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Cms

Amended: 05/21/24  
Adopted: 05/21/24

**MATANUSKA-SUSITNA BOROUGH  
RESOLUTION SERIAL NO. 24-052**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY DIRECTING STAFF TO ASSIST THE SOUTH KNIK RIVER COMMUNITY COUNCIL IN DEVELOPING A SPECIAL USE DISTRICT (SPUD).

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WHEREAS, the South Knik River Community Council is recognized by the Borough as a community organization; and

WHEREAS, the South Knik River Community Council Comprehensive Plan was adopted by the Matanuska-Susitna Borough Assembly on June 17, 2014; and

WHEREAS, the South Knik River Community Council has requested assistance from the Borough Planning staff to develop a Special Use District; and

WHEREAS, the Planning Commission has established a process and guidelines for developing and updating Community Based Comprehensive Plans or Special Use Districts.

NOW, THEREFORE, BE IT RESOLVED, the Assembly does hereby approve the request for Planning staff to assist the South Knik River Community Council to develop a Special Use District.

ADOPTED by the Matanuska-Susitna Borough Assembly this 21 day of May, 2024.

  
EDNA DeVRIES, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

YES: Hale, Nowers, McKee, Yundt, and Gamble  
NO: Fonov and Bernier