

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	7 / 23 / 2025 X A l e x S t r a w n Signed by: Alex Strawn
Planning Department Director	7 / 23 / 2025 X A l e x S t r a w n Signed by: Alex Strawn
Finance Director	7 / 23 / 2025  R e c o v e r a b l e S i g n a t u r e X L i e s e l Z a n t o f o r C H Signed by: Liesel Weiland
Borough Attorney	7 / 23 / 2025 X J o h n A s c h e n b r e n n e r Signed by: John Aschenbrenner
Borough Manager	7 / 23 / 2025 X M i c h a e l B r o w n Signed by: Mike Brown
Borough Clerk	7 / 23 / 2025 X L o n n i e M c K e c h n i e Signed by: Lonnie McKechnie

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.

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

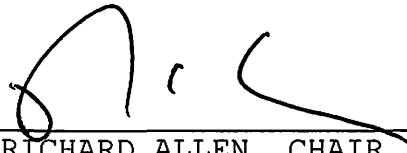
WHEREAS, the ordinance limits land use for future
generations; and

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.

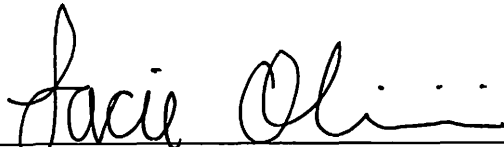
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna
Borough Planning Commission hereby recommends failure of Assembly
Ordinance 25-090.

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



RICHARD ALLEN, CHAIR

ATTEST



LACIE OLIVIERI, PLANNING CLERK

(SEAL)

YES: Glenn, McCabe, Collins, Zagorodniy, Allen

NO: None

