



Re: Opposition to Ordinance Serial No. 25-090 (MSB 17.77 – Large Lot District)

Dear Assembly Members,

On behalf of the Mat-Su Home Builders Association (MSHBA), we appreciate the desire to preserve neighborhood character through thoughtful zoning. However, we must respectfully oppose the adoption of Ordinance Serial No. 25-090, which would create a new “Large Lot District” under Chapter 17.77.

While the ordinance’s intent—to protect large-lot communities from overcrowding, excessive traffic, and excess density—is understandable, it raises serious concerns related to property freedom and flexibility for land use.

Key Concerns:

1. Restrictive Property Rights

The ordinance imposes conditions on property use that may limit a landowner’s ability to subdivide or develop their land, even when compatible with community goals. It could restrict residents’ flexibility and diminish the inherent value of property ownership.

2. High Threshold for Implementation

Designating a district requires a petition signed by 67% of affected property owners, as listed in tax records, along with boundary maps and documentation. This high threshold creates undue burdens for property owners seeking reasonable land use options in transitioning or evolving communities.

3. Impacts on Housing Affordability and Diversity

In a region where housing demand continues to grow, limiting development through rigid lot-size regulation may contribute to housing shortages and inhibit the creation of diverse and affordable housing options.

Our Position

While we support the overall goal of preserving community character, MSHBA advocates for alternatives that uphold property rights, flexibility, and affordability. We welcome

meaningful collaboration between the Borough, property owners, builders, and residents to craft policies that balance protection and growth.

We urge the Assembly to reconsider the current structure of the proposed Large Lot District ordinance and pursue methods that preserve choice, encourage responsible development, and respect the individual freedoms of Mat-Su Valley property owners.

Thank you for your consideration.



Sarah Lazzarotto
Executive Director
Mat-Su Home Builders Association, Inc.



Rebecca Gamble (Sep 18, 2025 14:21:41 AKDT)

Rebecca Gamble
President
Mat-Su Home Builders Association, Inc.






Ordinance 25-090.2025

Final Audit Report

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