

By:	A. Strawn
Introduced:	10/06/25
Public Hearing:	10/20/25
Action:	Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 25-21

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.55 TO REDUCE THE MINIMUM BUILDING SETBACK REQUIREMENT FROM 25 FEET TO 10 FEET FROM PEDESTRIAN EASEMENTS.

WHEREAS, Assembly Ordinance 25-111 reduces the minimum building setback from 25 feet to 10 feet from pedestrian easements; and

WHEREAS, the proposed ordinance adds two new definitions for "pedestrian" and "pedestrian easement"; and

WHEREAS, existing code currently requires a 25-foot setback from public rights-of-way, including public easements, and a 10-foot setback from lot lines and railroad rights-of-way, but it does not explicitly address pedestrian easements; and

WHEREAS, some property owners have inadvertently built too close to pedestrian easements and fallen into violation of Borough code; and

WHEREAS, the proposed change resolves violation where individuals built less than 25 feet, but greater than 10 feet from pedestrian easements; and

WHEREAS, the proposed change creates a clear and consistent standard by requiring a 10-foot setback from pedestrian easements; and

WHEREAS, the proposed standards support the goals and objectives of the Matanuska-Susitna Borough Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 25-111.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 20th day of October, 2025.



RICHARD ALLEN, Chair

ATTEST



JACIE OLIVIERI, Planning Clerk

(SEAL)

YES: McCabe, Scoggin, Allen, Carpenter, Collins

NO: None

THE SECRETARY OF THE ARMY

WASHINGTON, D. C.

DEPARTMENT OF THE ARMY

OFFICE OF THE SECRETARY

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