



Fuller Lake

Lake Management Plan

PREPARED BY:

Matanuska-Susitna Borough Planning Division

Adopted by the Matanuska-Susitna Borough on XX-XXX

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1.0 Introduction

The Matanuska-Susitna Borough (MSB) adopted the first Lake Management Plan (LMP) in 1995. Since then, there have been forty-three LMPs adopted by the Borough Assembly, including Fuller Lake. The Fuller Lake LMP was initiated in the summer of 2024 for the same reasons as the 42 lakeside communities before them. As populations grow, there is an increase in conflicting uses of the land and water. When this happens, residents have an option to initiate an LMP. The LMP's purpose is to resolve conflict among current neighbors and the public while setting a standard for incoming residents. The development of an LMP is a grassroots planning effort, meaning that the process must be initiated by a majority of shoreline residents. Once initiated, residents work together to develop the regulations they think are appropriate for the lake. The MSB's Planning Department staff supports the community, acting as researchers, writers, and neutral meeting facilitators throughout the process.

The Fuller Lake LMP provides general lake information, as well as the legal framework the MSB uses to regulate waterbodies within its boundary. The Issues Summary and Community Goals represent the community's voice and intent behind the regulations included in this plan. This information was captured through direct communications with shoreline residents and during a series of public meetings. Plan Implementation will provide the framework for MSB code-enforced regulations.

42

Lake Management
Plans Adopted by the
MSB Assembly



Borough code for
LMP's:
MSB 15.24
MSB 17.59



Developed by
shoreline residents,
for the community,
and voted on by the
MSB assembly.

1.1 About Fuller Lake

- **Fuller Lake is located in the Meadow Lakes Community Council area.** According to the Alaska Lake Database, Fuller Lake is 38 acres with a maximum depth of 5'9."
- **Public access** is currently found through a walking path at the end of Meadow Lakes Elementary School's playground, which navigates to a dock for viewing access to the lake. The pathway is not clearly marked but is accessible through a small section of the school's tree line. Beyond the access point of the fence, the path runs parallel to the length of the school's fence line, and once near the end, the trail becomes wider and leads to the lake's viewing dock. The school also has a key for access through a locked gate behind the soccer field.
- **Lake residents** enjoy many recreational activities in the warmer months such as kayaking, paddle boarding, canoeing, and bird watching.
- **Shoreline residents** have noted swans and loons residing on the lake, and have identified the presence of nesting sites along the shoreline.
- **Due to the lake's depth**, the lake does not provide fishing opportunities, and is not stocked by the Alaska Department of Fish & Game (ADF&G).



Fuller Lake is 38 acres with a max depth of 5' 9."



Migratory birds are a source of pride and joy for all Fuller Lake residents.



Public access is located near the Meadow Lakes Elementary School.

1.2 Borough Code

The MSB uses two titles in the Borough Code to manage and implement LMPs. The first is Title 15, specifically section 15.24.031, Initiating and Amending Lake Management Plans. The second is Title 17, specifically Chapter 17.59, Lake Management Plan Implementation.

MSB
15.24

Initiates & Amends Lake Management Plans

Title 15, specifically section 15.24.031, Initiating and Amending Lake Management Plans, defines the process that any shoreline property owner can initiate to create or update an LMP. An update to an LMP can be initiated two years after a plan has been adopted by the MSB Assembly. The next page outlines more details about Fuller Lake's process and timeline.

MSB
17.59

Implements Lake Management Plans

Title 17, specifically Chapter 17.59, Lake Management Plan Implementation transforms what residents defined in the LMP process into regulations that MSB Code Compliance Officers can enforce. All MSB plans must undergo a public process that includes review by the Planning Commission and review and vote by the Borough Assembly.

LMP's provide guidance for how the surface of the lake is used and identify regulations along with best management practices. In 1999, the MSB Assembly adopted guidelines (MSB ORD 99-103) outlining appropriate regulations for different sizes of lakes. At 38 acres, Fuller Lake falls in the below 75 acre category. The recommendations below are only suggested guidelines and the actual regulations in each LMP will vary based on community desires and unique lake characteristics:

LAKES HAVING A SURFACE OF 75 ACRES OR LESS may recommend the following:

- No wake zone - 50 feet from shoreline
- Quiet hours - 10 p.m. to 8 a.m.
- No use of personal watercraft on the lake
- Motorized use - 10 horsepower limit



2.0 Fuller Lake LMP Process

In June, 2024, Fuller Lake residents submitted a valid petition, initiating the development of a Lake Management Plan for Fuller Lake



Petition:

Validated June 2024
49 Shoreline Property Owners
30 Signatures acquired (61%)



Ballot:

Deadline Sept 13, 2024
28 shoreline parcels
Yea = 15 (79%)
Nea = 4
(No Response = 9)



Public Meetings:

October 10, 2024
October 17, 2024
November 7, 2024



Ballot #2: Personal Watercraft

Deadline January 13, 2025
28 shoreline parcels
Yea (Timeshare) = 5
Nea (Ban) = 12 (71%)
(No Response = 11)



Public Review Draft/Revisions

Jan/Feb 2025



Final Ballot

March 28, 2025
May 27, 2025



Planning Commission & Assembly

June/July
2025

2.1 Public Meeting Review



Public Meetings

During October and November, 2024, MSB Planning staff held three public meetings at the Wasilla Public Library and via Microsoft Teams. Staff described the LMP process, documented concerns and goals of residents, and facilitated small and large group discussions.

Meeting 1:

The meeting opened with introductions of MSB staff and community members, followed by an overview of the process and timeline for developing Lake Management Plans (LMPs). In the second half, participants reviewed potential regulations. A large group exercise focused on identifying concerns and goals for Fuller Lake, which was followed by small group discussions on regulation options and potential compromises. Community members were encouraged to research viable solutions to support a healthy LMP.

Meeting 2:

The meeting began with a review of the LMP process and project timeline. Community members revisited previously identified concerns and goals for the plan. MSB staff facilitated a group discussion aimed at reaching consensus on proposed regulations. The meeting concluded with preparations for the final session.

Meeting 3:

The focus of the third meeting was to finalize regulations for Fuller Lake and review a rough draft of the LMP. During discussions, parcel owners remained divided on whether to implement a full ban on personal watercraft or adopt a time-share usage approach. As a result, a second certified ballot was initiated to gather feedback from parcel owners before finalizing the draft plan.

2.2 Issues Summary

The Fuller Lake community identified a number of concerns in their lakeshore community (listed below), and also found agreement on many of the issues and possible solutions. Meeting attendees unanimously agreed that maintaining healthy and welcoming habitat for migratory birds is a high priority. The group had concerns that high speed motorized activity on the lake could have negative impacts to nesting swans and loons or could harm their young, especially during peak nesting and rearing timeframes.

A representative from the US Fish & Wildlife Service was able to provide more information regarding general Best Management Practices to protect migratory birds and encourage their return, and determined that in Southcentral Alaska, peak nesting times would fall between April 20-July 15. Additionally, they identified that, *"Under the Migratory Bird Treaty Act (MBTA), unless permitted by regulations and under authorization by the US Fish and Wildlife Service (Service), it is unlawful, "at any time, by any means or manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill... any migratory bird, [or] any part, nest, or egg of any such bird," even if take of that nest is incidental to an otherwise lawful activity."* This information was taken into account by residents when making final decisions on Fuller Lake regulations.

COMMUNITY VOICED CONCERNS:

- Wildlife Preservation
- Personal Watercraft
- Safety of non-powered boat users
- Loud/fast watercraft
- Loss of quiet, residential neighborhood
- Shoreline erosion
- Lake bottom disturbance
- Water Quality
- Loss of motorized use
- Small Aircraft Use
- Possible future subdivision activity impacts



Issues Summary



Residents discussed the importance of maintaining the tranquility of their lakeshore community, expressed desire to have an LMP in place to help mitigate conflicts with future Fuller Lake residents and possible future subdivision activity impacts. Though the group agreed current shoreline parcel owners may have the same goals regarding lake usage, they recognized the possibility that property ownership could change in the future. An LMP would provide a set of guidelines that would need to be respected by all shoreline residents and offers current owners peace of mind for the future.

Due to the shallow depth of Fuller Lake (5'9" maximum), community members expressed concerns regarding lake bottom disturbance from the high speed use of personal watercraft on the lake. Some residents noted seeing churned up mud from the bottom of the lake wash up on shore. There were concerns about how this type of disturbance impacts overall water quality, shoreline erosion, and algae growth on the lake.

Many of the concerns discussed stemmed from high speed motorized use, but there were also residents who expressed concerns over losing the ability to use motorized craft on the lake. Though a small number of residents utilize personal watercraft, many residents want to continue using smaller electric motors. There was consensus that the use of low horsepower electric motors should continue to be allowed.

Residents expressed concerns over small aircrafts using the lake and the noise disruption this can cause. Though the MSB does not have the ability to regulate aircraft directly, the MSB's LMP code does identify the use of quiet hour regulations on the lake includes aircraft "touch and goes."

When reviewing the suite of possible code-enforceable regulations in the public meetings, the group discussed winter motorized use and agreed it is not a concern at this time. One of the residents regularly uses a snow machine to create a path on the lake for residents to cross country ski, and this use was supported by all residents in attendance at the public meetings. Because the lake is shallow and is not stocked by ADF&G, the community saw no need to pursue regulations pertaining to ice house registration, and also did not see the need to incorporate special permit regulations at this time.

2.3 Community Goals

Residents have a common desire and commitment to maintain the quiet, residential, and safe recreational characteristics Fuller Lake offers and to provide a supportive habitat for migratory birds.

Environment

- Protect migratory bird nesting areas
- Be respectful of the environment and the wildlife that nest and take refuge of the lake

Safety

- Balance of motorized vs. non-motorized use
- Respectful use of aircraft on the lake

Property Damage

- Protect shoreline property of fellow residents
- Prevent shoreline erosion & lake bottom disturbance

Quality of Life

- Maintain quiet, residential character of the lake
- Build community
- Ensure neighbors can all enjoy their hobbies

3.0 Plan Implementation

After three public meetings, Fuller Lake shoreline residents recommended the regulations outlined below. They were adopted into Title 17.59 of MSB Code on **Month XX, 2025 by OR 24-XXX**. This means that the regulations are enforceable by the MSB Code Compliance Officers.



Fuller Lake Regulations

Adopted Month xx, 2025 into MSB 17.59:
Lake Management Plan Implementation

- **Quiet hours between the hours of 10:00 pm and 8:00 am, Sunday through Saturday.** *Motorized uses producing continuous or repetitive noise are regulated for the hours and lakes specified below. Examples of regulated uses include high-speed joyriding, practicing aircraft "touch and goes," engine testing, and racing. This restriction does not prohibit the operation of aircraft, boats, or other vehicles traveling directly to their destination.*
- **No-wake zone 50 feet from the shoreline.** *The no-wake zone shall extend from the shoreline of the lake, the designated horizontal distance into the water.*
- **Motorized watercraft uses are restricted to a maximum of five horsepower motor limit.** *Motorized watercraft uses are restricted as noted.*
- **Personal watercraft use is banned.** *A secondary ballot resulted in 12 votes supporting a ban on personal watercraft and 5 votes in favor of a timeshare option, resulting to a full prohibition of personal watercraft on Fuller Lake.*

If a resident wants to report an incident, they email Code Compliance at code.compliance@matsugov.us. Reports must include a time-stamped photo or video of the alleged misuse of the lake.

The first step in a Code Compliance complaint will normally be from an educational standpoint. An officer will come to the lake and communicate with the residents about the regulations. If the resident continues to act in violation of the Lake Management Plan regulations, the Code Compliance Officer may issue a citation.

3.1 Plan Implementation



In addition to implementing the regulations outlined on the previous page, Fuller Lake residents agreed on additional strategies to achieve their community goals:

Maintain Current Public Access:

The public access on Fuller Lake does exist, but it is undeveloped and relatively difficult to access. The majority of public meeting attendees agreed they would like to maintain the access as it is, and there is not a desire to make improvements or increase accessibility at this time.

Post Educational Signage:

The shoreline residents would like to improve knowledge and understanding of the regulations that are enforced on Fuller Lake. Because there is a public access, the community would like to place weather-proof signage at the public access point, clearly stating the enforceable regulations and intent behind them. A copy of the final adopted plan and regulations will also be mailed to all Fuller Lake residents after adoption by the MSB Assembly.

Encourage Shoreline Best Management Practices:

Maintaining natural vegetation near shoreline was also identified as a tool to maintain water quality and high value nesting habitats. Meeting attendees expressed agreement to learn more about, and abide by, shoreline development best management practices to help support healthy habitat for wildlife on the lake. Appendix 4.4 of this plan, *Voluntary Best Management Practices for Development Around Waterbodies*, provides helpful guidance for shoreline property owners. US Fish & Wildlife Services also recommended avoiding vegetation clearing, ground disturbance, and other activities that can destroy active bird nests (and eggs or young) during the window of peak activity (<https://www.fws.gov/alaska-bird-nesting-season>).

4.0 Appendices



4.1 Parcel/Lake Map

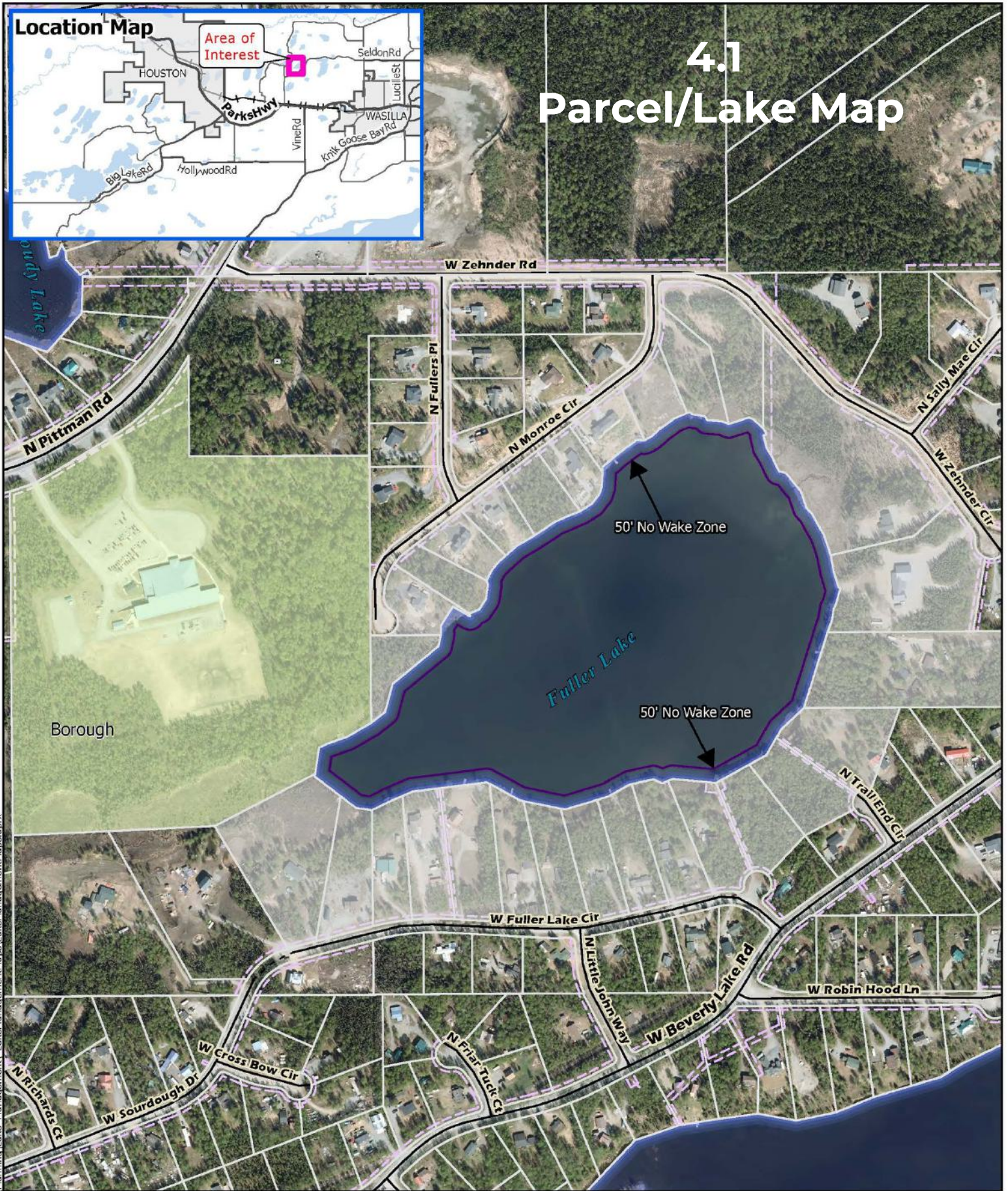
4.2 Process Documents (ballots, correspondence, etc)

4.3 Community Planning Resources

**4.4 Best Management Practices for
Development around Waterbodies**



4.1 Parcel/Lake Map



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Fuller Lake

Lake Management Plan

- Lakes
- 50' No Wake Zone
- Roads
- Unconstructed
- R.O.W. or Easement
- Impacted Parcels
- BOROUGH
- Parcels

0 500 Feet

N

Map date: Thursday, November 21, 2024

Path: M:\Product\Planning\Lake Management\Maps\LakeManagementMaps.aprx

4.2 Process Documents/Correspondence



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone(907)861-7801
www.matsugov.us

June 25, 2024

RE: Initiation of Lake Management Plan for Fuller Lake

Dear Fuller Lake shoreline Property Owner, Fuller Lake Heights, Block 3 Lot 2.

The Matanuska-Susitna Borough Planning Services Division has received a valid petition (per MSB 15.24) requesting the initiation of a lake management plan for Fuller Lake.

Lake management plans include:

- An overview of the petition and public participation process;
- A brief description of the character and goals of the Fuller Lake community; and
- A list of community-chosen restricted uses to be adopted into MSB Code 17.59, *Lake Management Plan Implementation*.

Using this sheet and the enclosed prepaid envelope, please vote on whether or not to start the process to create a lake management plan.

PLEASE RETURN THIS SHEET NO LATER THAN 09/13/2024

Planning Division staff will notify Fuller Lake shoreline property owners of the result of this vote once it is verified and tallied. If more than 50 percent of Fuller Lake shoreline property owners are in favor of starting a lake management plan, the planning process will begin. The lake management planning process includes:

- At least three public meetings conducted to draft the lake management plan for Fuller Lake;
- Circulation of the plan for a 30 day public review period;
- Two public hearings conducted before the plan is voted upon by the borough assembly
- If the assembly votes to adopt the lake management plan, the list of restricted uses from the plan will become enforceable through borough code (MSB 17.59).

If you would like to participate in the development of the lake management plan and/or receive updates on the process, please provide your email and/or phone number. Thank you!

Email: _____ Phone: _____

Respectfully,

Rodney Fodge, Long-Range Planner

Providing Outstanding Borough services to the Matanuska-Susitna Community

<p style="text-align: center;">BALLOT</p> <p style="text-align: center;">Return no later than:</p> <p style="text-align: center;">09/13/2024</p> <p><input type="checkbox"/> YES - I am in favor of starting the process to create a lake management plan for Fuller Lake.</p> <p><input type="checkbox"/> NO - I am NOT in favor of starting the process to create a lake management plan for Fuller Lake.</p>
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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Planning Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-8439
rodney.fodge@matsugov.us

Monday, Sept 16, 2024

Subject: Lake Management Plan, Ballot Results for Initiating a Lake Management Plan

Greetings Fuller Lake Property Owner,

On June 24, 2024, the Matanuska-Susitna Borough (MSB) Planning and Land Use Department received a valid petition from residents of Fuller Lake requesting the initiation of a lake management plan (MSB 15.24). On June 27, 2024, staff distributed ballots to all shoreline parcels (28 in total) asking residents to provide their preference for or against a lake management plan. The ballot period closed on September 13, 2024, and the final ballot count is as follows: 28 ballots were received; 15 voted in favor of a lake management plan; 4 opposed a lake management plan, and 9 didn't respond. With 54% of respondents in favor, the MSB will move forward with developing a lake management plan for Fuller Lake.

The next step in this process is to hold public meeting(s). This will give the residents of Fuller Lake a chance to meet and discuss current uses and issues on the lake and to learn about the menu of enforceable regulations (MSB Code 17.59) the Borough can include in the plan for Assembly adoption into the Borough Code.

At this time, two Fuller Lake Public Meetings are scheduled. If, after two meetings, residents require more time for discussion, we will schedule a third meeting. The two scheduled meetings are as follows:

- **In-Person and Virtual Meeting: Thursday, October 10, 2024** – 5:00-7:00 pm @ Wasilla Public Library (*virtual attendance via Microsoft Teams will be available using this link:*

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODEzMzEOZWItMTlhOC00MzRILTlhY2YtMjVkbWVhYjYjNiNzc4%40thread.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2259c880ae-a563-46f6-86af-5c40a93fc01c%22%7d

- **In-Person and Virtual Meeting: Thursday, October 17, 2024** – 5:00-7:00 pm on Microsoft Teams Virtual Meeting – use this link to join the meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmlzNzg5NTEtZTgyOC00NjdllwZjltYTRiOWExN2ZIODdl%40thread.v2/0?context=%7b%22Tid%22%3a%22870c68b8-580c-4b1b-a27e-a44623e37916%22%2c%22Oid%22%3a%2259c880ae-a563-46f6-86af-5c40a93fc01c%22%7d

In addition to this notice, we will be advertising the meeting in the *Frontiersman*, and posting notices at the Wasilla Public Library and the Fuller Lake public access. Staff has also developed a project webpage to keep residents updated. The webpage link is: <https://fullerImp.matsugov.us/>.

If you have any questions regarding the results of the Fuller Lake, Lake Management Plan process, please contact Rodney Fodge at 907-861-8439 or by email at rodney.fodge@matsugov.us. Your participation in developing the Fuller Lake, Lake Management Plan is encouraged and welcomed!

Thank you for your interest and involvement in planning in the Mat-Su Borough.

Sincerely,

Rodney Fodge
Long-Range Planner
MSB Planning and Land Use Department



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8439

rodney.fodge@matsugov.us

PUBLIC NOTICE

Fuller Lake Lake Management Plan Initiation

MSB 15.24.031 INITIATING AND AMENDING LAKE MANAGEMENT PLANS

Pursuant to MSB 15.24.031(A)(6) The MSB Planning Department shall post a notice at the public access points of the lake once a lake management plan has been initiated. On September 13, 2024 ballots from the Fuller Lake, shoreline owners were tallied and a majority of respondents were in favor of initiating a lake management plan.

PUBLIC MEETINGS HAVE BEEN SCHEDULED:

10 Oct 2024, 5:00 – 7:00 PM, Wasilla Public Library

17 Oct 2024, 5:00 – 7:00 PM, Wasilla Public Library

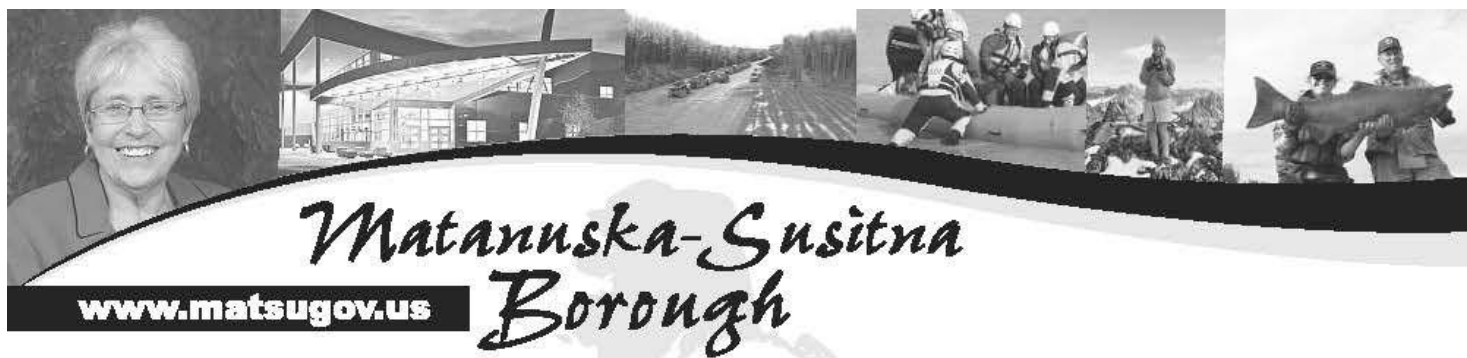


MSB Fuller Lake Management Plan website: <https://fullerlmp.matsugov.us>

The MSB website contains information on the ballot results and web links for the public meetings, which will be used for public outreach throughout the lake management plan drafting process.

MSB Contact for more information:

Rodney Fodge, 907-861-8439, rodney.fodge@matsugov.us



Matanuska-Susitna Borough

www.matsugov.us

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

REGULAR MEETING 6:00 p.m. October 7, 2024

Type: Salvage Timber Sale (MSB008133) Tax ID: 16N04W03C003

Ways you can participate in the meetings:
IN PERSON: You will have 3 minutes to state your oral comment.
IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division is proposing an over-the-counter salvage timber sale on Borough owned parcel tax ID 16N04W03C003. This parcel is located south of Big Lake and W. Susitna Parkway, just west of South Burma Road. Forest management activities will continue to focus on approximately 17 acres targeting the removal of over-mature white birch and small amounts of beetle-killed spruce. Access to the designated harvest area will be along an existing forest access trail from South Burma Rd on Borough owned parcels 16N04W02C005 and 16N04W02C006. This proposed harvest area is adjacent to a nearly completed timber harvest as shown on the following map. A 100-foot strip of trees will be left between the harvest areas and along wetlands, resulting in a patchwork of unharvested timber leaving a range of habitat types.

- Written comments are due at 4:00pm on the Friday prior to the meeting.
- TELEPHONIC TESTIMONY:**
- Dial 1-855-290-3803; you will hear "joining conference" when you are admitted to the meeting.
 - You will be automatically muted and able to listen to the meeting.
 - When the Chair announces audience participation or a public hearing you would like to speak to, press "3"; you will hear, "Your hand has been raised."
 - When it is your turn to testify, you will hear, "Your line has been unmuted."
 - State your name for the record, spell your last name, and provide your testimony.
- OBSERVE:** observe the meeting via the live stream video at:
- <https://www.facebook.com/MatSuBorough>
 - Matanuska-Susitna Borough - YouTube

Tree species composition is highly comprised of over-mature white birch with minor components of white spruce and quaking aspen. An overstory removal is the recommended treatment, salvaging the declining white birch and dead spruce. This treatment aims to facilitate natural regeneration of hardwoods and promote the release of residual live spruce trees in both the understory and midstory. An estimated volume of 119 cords of timber is expected to be extracted from the 17-acre timber harvest area.

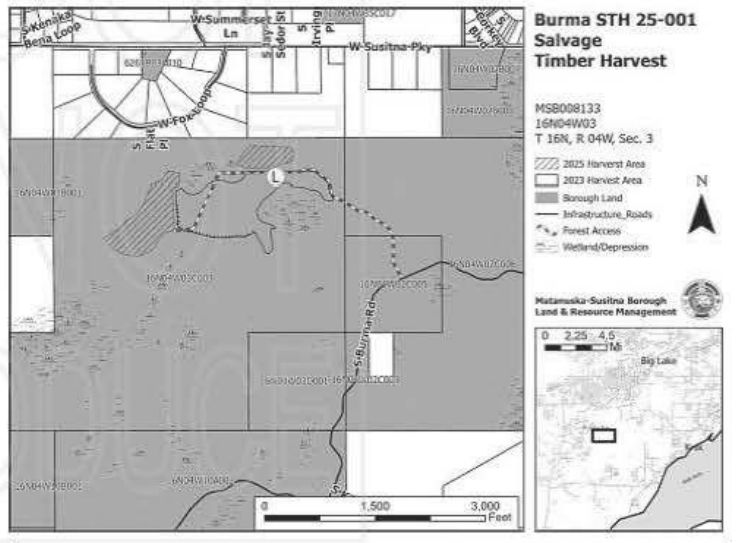
- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **October 12, 2024**. If you have questions about this request call Emerson Krueger at 907-861-7867 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008133 South Burma 2025 Salvage Timber Sale when submitting comments).

- A. MINUTES
 - Regular Meeting Minutes: September 16, 2024
- B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - Resolution 24-30 A Conditional Use Permit In Accordance With MSB 17.67 – Tall Structures Including Telecommunications Facilities, Wind Energy Conversion Systems, And Other Tall Structures, For Six Meteorological Towers Up To 197 Feet Tall, Located On Little Mount Susitna, Within Township 15 North, Range 9 West, Section 5, Township 16 North, Range 9 West, Sections 16, 29, 32 And 33, And Township 16 North, Range 10 West, Section 13, Seward Meridian. (Applicant: Chad Allen For Little Mount Susitna Wind, LLC; Staff: Rick Benedict, Current Planner)
- C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 - Resolution 24-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.73 To Clarify That Mobile Home Parks Are Not Permitted In The Matanuska-Susitna Borough. (Staff: Alex Strawn, Planning And Land Use Director)

Publish Date: September 20, 2024 0924-18

- V. COMMITTEE REPORTS
- VI. AGENCY/STAFF REPORTS
- VII. LAND USE CLASSIFICATIONS
- VIII. AUDIENCE PARTICIPATION (Three minutes per person, for items not scheduled for public hearing)
- IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.
- X. PUBLIC HEARING: LEGISLATIVE MATTERS
 - Resolution 24-28 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Adoption Of The Fiscal Year (FY) 2026 Capital Improvement Program (CIP). (Staff: Alex Strawn, Planning And Land Use Director)
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
- XIII. NEW BUSINESS
- XIV. COMMISSION BUSINESS
 - A. Upcoming Planning Commission Agenda Items
- XV. DIRECTOR AND COMMISSIONER COMMENTS
- XVI. ADJOURNMENT (Mandatory Midnight)



Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

Publish Date: September 20, 2024 0924-29

MATANUSKA-SUSITNA BOROUGH PUBLIC NOTICE

Type: Salvage Timber Sale (MSB008132) Tax ID: 16N05W04A002; 16N05W10B002

MEETING NOTICE FOR THE PROPOSED FULLER LAKE, LAKE MANAGEMENT PLAN

Residents of Fuller Lake have provided a valid petition, and have voted in favor of initiating a lake management plan for Fuller Lake. Two public meetings have been scheduled to discuss the proposed Fuller Lake, Lake Management Plan. All members of the public are welcome to attend the meetings to discuss the proposal.

Meeting 1: 5-7 pm on October 10th, 2024, at the Wasilla Public Library, Wasilla, Alaska, and on Microsoft Teams.

Meeting 2: 5-7 pm on October 17th, 2024 at the Wasilla Public Library, Wasilla, Alaska, and on Microsoft Teams.

Links can be found at: fullerlmp.matsugov.us

Publish Date: September 20, 2024 0924-21

16N05W09A001; 17N05W28A001
 17N05W33B001; 569B000T00A-1

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division is proposing an over-the-counter salvage timber sale on Borough owned parcels tax ID 16N05W04A002, 16N05W09A001, 16N05W10B002, 17N05W28A001, 17N05W33B001, and 569B000T00A-1. These parcels are located west of Big Lake and west of the Little Susitna River. Forest management activities would focus on approximately 1,000 acres targeting the removal of over-mature white birch and beetle-killed spruce. Access to the designated harvest area will be off W. Susitna Parkway. A 100-foot buffer between the harvest area and wetlands and waterbodies will be required to reduce any negative visual effects and protect water quality.

Tree species composition is highly comprised of over-mature white birch with minor components of white spruce and quaking aspen. The recommended treatment is a seed-tree cut (leaving 5-10 trees/acre) harvesting the over-mature white birch and dead spruce. This treatment aims to facilitate natural regeneration of hardwoods and enhance growing conditions for residual trees. This treatment aims to facilitate natural regeneration of hardwoods and promote the release of residual live spruce trees in both the understory and midstory. An estimated volume of 7,000 cords of timber is expected to be extracted from the 1,000-acre harvest area.

-ABANDONED VEHICLE SUBJECT TO DISPOSAL-

The following abandoned vehicle is subject for disposal by the Matanuska-Susitna Borough's Land & Resource Management Division. The vehicle was tagged as abandoned at the Jim Creek Recreation Area, 17704 E Sullivan Ave, Palmer, AK 99645:

- 2007 Gray Volkswagen Jetta, no doors and no hood

The vehicles will be towed to the Mat-Su Central Landfill and disposed of by an auto wrecker on or after September 30, 2024.

For more information, please call the MSB Land & Resource Management Division at (907) 861-7863.

Publish Date: September 20, 2024 0924-09

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, www.matsugov.us. Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **October 16, 2024**. If you have questions about this request call Emerson Krueger at 907-861-7867 between 8 am - 5 pm or you can send an e-mail to: LMB@matsugov.us (please refer to MSB008132 Moraine Ridge Salvage Timber Sale when submitting comments).

Publish Date: September 20, 2024 0924-20

ADVERTISEMENT ORDER

350 East Dahlia Avenue

MATANUSKA-SUSITNA BOROUGH

Palmer, Alaska 99645

PUBLISHER	MANDATORY PUBLICATION DATES {By MSB Code _____}	DATES FOR FILLER ADS {space permitting}
FRONTIERSMAN (contract)	Friday, October 25	Wednesday, October 30 Friday, November 1
Anchorage Daily News (MATA 0070)		
Copper River Record {Publishes twice a month}		
Talkeetna Times {Publishes twice a month}		
<p>[X] Borough Page [] Classified/Legal [] Display</p> <p>THE ATTACHED MATERIAL MUST BE PRINTED IN ITS ENTIRETY ON THE DATES SHOWN ABOVE. AN AFFIDAVIT OF PUBLICATION IS REQUIRED PRIOR TO PAYMENT.</p> <p>A PROOF IS REQUESTED ON DISPLAY ADS FOR APPROVAL, PRIOR TO PUBLICATION.</p> <p>PLEASE SEND BILLING TO THE PLANNING DIVISION, LACIE OLIVIERI/MAIJA DISALVO</p> <p>Please email display ad proof to Attn: <u>Lacie Olivieri</u> email <u>lacie.olivieri@matsugov.us</u> And <u>Maija DiSalvo</u> email <u>maija.disalvo@matsugov.us</u></p>		

SEE ATTACHED

Requested by: Lacie Olivieri

Approved by: Maija DiSalvo

Emailed: X

FULLER LAKE – LAKE MANAGEMENT PLAN
PUBLIC MEETING #3

The Mat-Su Borough Planning Division will be hosting the third public meeting for the Fuller Lake community on Thursday, November 7th from 5:15 pm – 6:45 pm at the Wasilla Public Library and via Microsoft Teams. The community has hosted two meetings so far to discuss potential regulations for the lake.

Meeting details and additional information regarding the MSB Lake Management Plan process, Fuller Lake, and next steps can be found on the project website: <https://fullerlmp.matsugov.us/>



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 907-861-7822 • planning@matsugov.us

November 15, 2024

RE: Initiation of Lake Management Plan for Fuller Lake

Dear Fuller Lake shoreline Property Owner #

The Matanuska-Susitna Borough Planning Services Division held three public meetings with the Fuller Lake community, working to draft a Lake Management Plan (LMP) for Fuller Lake. The group has reached consensus on the following regulations to include in the draft plan:

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)

After three meetings, the group was NOT able to reach consensus on the regulations of personal watercraft. MSB code 17.59 defines personal watercraft as follows:

"Personal watercraft" means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.

An additional regulation must be in place to regulate the use of personal watercraft. The boxed ballot options on the right are the two regulation options discussed by the group. Please select which option you would prefer to see included in the draft LMP.

Using this sheet and the enclosed prepaid envelope, please vote on which personal watercraft restrictions you would like included in the DRAFT Fuller Lake LMP. PLEASE RETURN THIS SHEET NO LATER THAN 01/13/2025.

BALLOT

to determine personal watercraft regulations*

Return no later than:

01/13/2025

I prefer the draft Fuller Lake LMP includes the following personal watercraft regulation:

- A ban on personal watercraft use
- A timeshare restriction on personal watercraft use as follows:

Personal watercraft use is allowed between July 16-September 15 annually, on Sundays, Mondays and Tuesdays only.

**This is not a vote in favor or against the final LMP. This is a ballot to help determine which personal watercraft regulations Fuller Lake parcel owners prefer to see in the draft plan.*

NEXT STEPS:

- A draft Fuller Lake LMP will be out for public comment for 30 days.
- MSB staff will have an additional 30 days to make updates.
- The final LMP will be mailed to Fuller Lake parcel owners, along with a final ballot to vote on whether or not to adopt the final LMP.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

February 5, 2025

RE: Secondary Ballot Results & Fuller LMP Draft

Dear Fuller Lake Shoreline Property Owner

The Matanuska-Susitna Borough Planning Services Division held three public meetings with the Fuller Lake community, working to draft a Lake Management Plan (LMP) for Fuller Lake. The group has reached consensus on the following regulations to include in the draft plan:

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)

After three meetings, the group was NOT able to reach a consensus on the regulations of personal watercraft. MSB code 17.59 defines personal watercraft as follows:

“Personal watercraft” means vehicles known as jet skis, wave runners, and similar acrobatic or stunt equipment.

A secondary ballot regarding personal watercraft usage on Fuller Lake was sent by certified mail to all 28 parcel owners surrounding the lake. The Matanuska-Susitna Borough (MSB) Planning Staff received 17 responses. Of those, 11 voted to ban the use of personal watercraft on the lake, while 5 voted in favor of a timeshare. Based on the results of this ballot, the plan includes a ban on personal watercraft on Fuller Lake.

NEXT STEPS:

- [The Fuller Lake Management Draft Plan](#) is now available at fullerlmp.matsugov.us. The public comment period will be open for 30 days, concluding on **March 7, 2025**.
- MSB staff will have an additional 30 days to make updates.
- The final LMP will be mailed to Fuller Lake parcel owners, along with a final ballot to vote on whether or not to adopt the final LMP.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.

Please submit your comments to Rebecca.Skjothaug@matsugov.us, 907-861-8608

Providing Outstanding Borough Services to the Matanuska-Susitna Community



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 907-861-7822 • planning@matsugov.us

March 28, 2024

RE: Final Ballot – Fuller Lake Management Plan

Dear Fuller Lake shoreline Property Owner #

The **Matanuska-Susitna Borough Planning Services Division** held three public meetings with the Fuller Lake community and conducted two certified ballots to finalize regulations for the **Fuller Lake Management Plan (LMP)**. Through this process, the community has reached a consensus on the following regulations to be included in the final **Lake Management Plan**. The final LMP was edited after the draft plan was made available for a 30-day review period ending 03/07/2025.

- Quiet hours from 10:00 pm – 8:00 am, Sunday through Saturday
- No-wake zone 50 feet from the shoreline
- Motorized watercraft use is restricted to a maximum of five horsepower (*motorized watercraft use does not apply to personal watercraft, as defined below*)
- A ban on personal watercraft

Instructions to Voters:

Please read the proposed Lake Management Plan before voting. Mark your choice by placing an “X” in the box next to your selection.

Only one ballot per lakeshore parcel will be counted. Each ballot is numbered in order to ensure that there will not be multiple votes per parcel.

Use this sheet and the enclosed prepaid envelope to submit your vote on the final Fuller Lake Management Plan.

Please return this sheet no later than May 27, 2025.

FINAL BALLOT

Return no later than:
05/27/2025

Yes – I in am in favor of the Fuller Lake Management Plan

No – I am NOT in favor of the Fuller Lake Management Plan

NEXT STEPS:

- Final ballot results will be distributed to Fuller Lake parcel owners on 05/28/2025.
- If 60% of respondents are in favor of adopting the LMP, it will move forward to the MSB Planning Commission & MSB Assembly for adoption, with additional opportunity for public comment.
- If the assembly votes to adopt the LMP, the list of restricted uses from the plan will become enforceable through borough code (MSB 17.59).

Please contact Rebecca.Skjothaug@matsugov.us, 907-861-7862 for more information.

4.3 Community Planning Resources



Community Planning Resources and Information

Federal:

Regarding Migratory Birds: Migratory birds, which include loons and grebes, are protected by the Migratory Bird Treaty Act. The Act, among other things, prohibits the “take” of migratory birds. Destruction of nest sites, eggs, or the birds themselves are a violation of the Act.

State of Alaska:

Susitna Southeast Area Plan (2008), Palmer-Wasilla Region

Document can be found on the Mining, Land & Water website under “Land Use Planning”

Regarding Public Waterbodies: Land that is currently owned by the State of Alaska, and is adjacent to a navigable or public waterbody has special access requirements. Alaska Statute (AS 38.05.127) requires access to the surface waters of navigable and public waterways, typically through a “to” easement. Additionally, land adjacent to navigable or public waters may be subject to an “along” easement, which provides a 50-foot public use easement along the waterway adjacent to the ordinary high-water mark. These easements are created when the State or Borough obtains patents to their lands and stay with the property when the land is disposed of. State and Borough lands transferred prior to the adoption of AS 8.05.127 are not usually subject to the “to” and “along” easements. Also, lands patented by the federal government are not usually subject to the “to” and “along” easements.

Matanuska-Susitna Borough:

Borough-wide Comprehensive Plan: <https://matsugov.us/plans/borough-wide-comprehensive-plan>

4.4 Best Management Practices for Development around Waterbodies



HOW CAN YOU HELP PROTECT WATER QUALITY?

Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> • Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank. • Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development. 	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> • Limit to maximum of 25% of lot area. • Minimize as much as possible within 75 feet of the water's edge. 	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> • Test soils to see if fertilizers are needed and use sparingly. • Design a smaller lawn to reduce fertilizer use. • Use native species that grow well without fertilizer. • Avoid fertilizer use completely within 50 feet of the water's edge. 	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75' distance from the water's edge for:</p> <ul style="list-style-type: none"> • Additional permanent or accessory buildings. • Driveways, roads and other impervious surfaces. • Livestock or dog quarters or yards. • Manure or compost piles. • Long-term vehicle or equipment storage. <p>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.