

By: Alex Strawn  
Introduced: June 19, 2017  
Public Hearing: July 17, 2017  
Action: Approved

**MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION RESOLUTION NO. 17-27**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.55 SETBACKS AND SCREENING EASEMENTS, AMENDING DEFINITIONS, CLARIFYING WHICH STRUCTURES ARE EXEMPT FROM WATERBODY SETBACKS, AND ELIMINATING UNNECESSARY LANGUAGE.

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WHEREAS, Assembly ordinance 17-088 modifies the definition of "structure," creates definitions for "aircraft hangar," "boathouse," "ordinary high water mark," and "below ground structure," and eliminates the definition of "shorelands"; and

WHEREAS, the purpose of setbacks are to provide for light and air, fire protection, traffic safety, prevention of overcrowding, rest and recreation, solving drainage problems, protecting the appearance and character of neighborhoods, conserving property values, and promoting a variety of aesthetic and physiological values; and

WHEREAS, removal of setbacks for underground objects would preserve the purpose of ROW setbacks, remedy many violations throughout the Borough, and would not create an impediment to maintenance, safety, or thoroughfare of public rights-of-way; and

WHEREAS, the term "watercourse" is not currently defined in MSB title 17 and the definition within the Illustrated Book of Development Definitions is overly broad for setback purposes; and

WHEREAS, the ordinance will include a definition for the term "high water mark" which is not currently defined within title 17; and

WHEREAS, the definition of "shorelands" within MSB 17.55.015 is being deleted because it is not used within MSB 17.55; and

WHEREAS, a definition and specific standards for what constitutes a "boathouse" or "aircraft hangar" is being added to finally codify a longstanding administrative definition held by the Borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 17-088.

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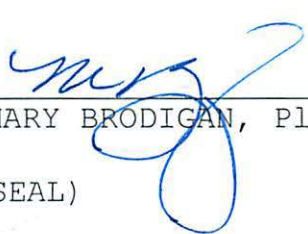
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ADOPTED by the Matanuska-Susitna Borough Planning Commission  
this 17<sup>th</sup> day of July, 2017.

  
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MARY ANDERSON, Vice Chair

ATTEST

  
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MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Anderson, Chusbro, Elder, Goshan, and*  
NO: *Rauchenstein*