

# HANDOUT



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July 9, 2025

Assembly and Planning Commission  
Matanuska-Susitna Borough  
350 E Dahlia Avenue, Palmer AK 99645  
[lonnie.mckechnie@matsugov.us](mailto:lonnie.mckechnie@matsugov.us)  
[alex.strawn@matsugov.us](mailto:alex.strawn@matsugov.us)

Re: ORDINANCE SERIAL NO. 25-073 AMENDING MSB 17.02 MANDATORY LAND USE PERMIT, MSB 17.55 – SETBACK AND SCREENING EASEMENTS, MSB 17.65 VARIANCES, MSB 17.80 NONCONFORMING STRUCTURES AND MSB 17.125 DEFINITIONS.

Dear Assembly and Planning Commission Members:

We would like to add the following comments to the discussion of waterbody setbacks after a review of the current version of the ordinance.

Members focused on the ordinance's potential impact to water body health, fairness to property owners, and neighborhood aesthetics.

The top three key comments were:

1. We support maintaining the existing 75-foot setback for all new habitable construction.
2. We do not support a 45-foot setback for new habitable construction regardless of any mitigation measures.
3. Suggested using the mitigation requirements language as a guide for variance approval for the two specific situations below.
  - a. Existing parcels with illegal non-conforming structures that the current owner did not build.
  - b. Existing parcels with otherwise unbuildable lot area.

Other comments included:

4. We have continuing concerns about the effectiveness and capacity of enforcement.
5. We don't see a new position proposed to process permit applications. There were concerns about excessive processing times. Please clarify language regarding a timeline to process permits.
6. Add posting requirements for permits. Most members supported this although some members were opposed to the idea.

The Meadow Lakes Community Council membership voted unanimously with one abstention to submit these comments at the July 9, 2025, meeting.

Sincerely,  
Camden Yehle, Meadow Lakes Community Council Secretary  
[camdenyehle@gmail.com](mailto:camdenyehle@gmail.com), 907-346-0506

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## Waterbody Setback comments

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From Patricia Fisher <psfisherak49@gmail.com>

Date Fri 7/25/2025 2:44 PM

To MSB Planning Commission <msb.planning.commission@matsugov.us>

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My comment is very simple: **Do not change the 75-ft setback. Do not allow new construction to be less than 75 feet.**

The very idea that because 45 feet was allowed in the past does not make it right for the future. Things change, Population, environment.

**The idea that new construction would be unfairly treated if they could not build to 45 feet is nonsense.** For example, in the past DDT was an allowed insecticide, then it was outlawed. Does that mean that people who did not get to use DDT, should get to use it now. NO!

Protect our water, our beautiful Mat-Su environment. Keep the 75-foot setback.

Allow people who are in violation a way to correct their ownership.

**DO NOT ALLOW NEW CONSTRUCTION TO BE LESS THAN 75 FEET.**

Patricia Fisher  
Mat-Su Resident