



MATANUSKA-SUSITNA BOROUGH WATERBODY SETBACK ADVISORY BOARD MINUTES

REGULAR MEETING

5:00 P.M.

February 26, 2025

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Waterbody Setback Advisory Board's regular meeting was held on Wednesday, February 26, 2025, at 350 E. Dahlia Avenue, Palmer, Alaska. Chair CJ Koan called the meeting to order at 5:00 p.m.

Members present; #6 – Tim Alley, Matthew LaCroix, Kendra Zamzow, C.J. Koan, Bill Klebesadel, Bill Kendig out @ 5:55

Members absent/excused; #3 – Bill Haller, Jeanette Perdue, Carl Brent

II. APPROVAL OF AGENDA

Bill Kendig moved to approve the agenda. The motion was seconded by Matt LaCroix. Kendra Zamzow moved an amendment to switch items A and B. The amendment passed without objection. Kendra moved a secondary amendment to add MSB 43.20.340 as discussion item under B (Draft Ordinance)
The agenda is approved as amended without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Kendra Zamzow.

IV. APPROVAL OF MINUTES: Regular Meeting: February 19, 2025

Bill Kendig moved to approve the minutes. The motion was seconded by Matt LaCroix. The February 19, 2025 minutes were approved without objection.

V. AUDIENCE PARTICIPATION

Rod Hansen, North Lakes Community Council
Patti Fisher, Meadow Lakes Community Council

Bill Klebesadel moved to change the Agenda to add another audience participation at the end of the meeting. The motion was seconded by Tim Alley.
The motion passed without objection.

VI. STAFF REPORT

Alex Strawn, Planning and Land Use Director gave his staff report.

VII. ITEMS OF BUSINESS

A. Draft Resolution - **A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATERBODY SETBACK ADVISORY BOARD RECOMMENDING CHANGES TO MSB 17.55 – SETBACK AND SCREENING EASEMENTS, MSB 17.02 – MANDATORY LAND USE PERMIT, AND MSB 17.65 - VARIANCES.**

Kendra Zamzow moved to discuss points 1 and 2 of the Resolution. The motion was seconded by Matt LaCroix. Discussion ensued.

The motion passed without objection.

Bill Kendig moved to follow the attorney's advice. The motion was seconded by Tim Alley. Discussion ensued.

The motion failed with Matt LaCroix and Kendra opposed and CJ Koan, Tim Alley, and Bill Klebesadel in favor.

Matt LaCroix moved to strike number 1 in the resolution. The motion was seconded by Kendra Zamzow. Discussion ensued.

The motion failed with Kendra Zamzow in favor and CJ Koan, Matt LaCroix, Tim Alley, and Bill Klebesadel opposed.

Tim Alley moved to add language to meet the borough attorney's recommendation. To allow new construction between 45-75 feet with stormwater mitigation. The motion was seconded by Bill Klebesadel. Discussion ensued.

Kendra Zamzow and Matt LaCroix objected.

The motion failed with Tim Alley, Bill Klebesadel, and CJ Koan in favor and Matt LaCroix and Kendra Zamzow opposed.

Kendra moved to add “including Salmon and other fish.” In Whereas number 2. The motion was seconded by Matt LaCroix.

The motion passed without objection.

Kendra moved to add “the quality of life and community for residence” after “all of which threaten” in Whereas number 3. The motion was seconded by Tim Alley. Discussion ensued.

The motion passed without objection.

Break at 6:25 back at 6:30

B. Draft Ordinance – **A DRAFT ORDINANCE TO BE PRESENTED TO THE ASSEMBLY AMENDING MSB 17.55 TO ALLOW STRUCTURES TO BE CONSTRUCTED WITHIN 75 FEET OF A WATERBODY, SO LONG AS CERTAIN ENGINEERING STANDARDS TO PROTECT WATER QUALITY ARE APPLIED**

Matt LaCroix moved to delete the definition for impervious surface. The motion was seconded by Kendra Zamzow.

The motion passed without objection.

Kendra Zamzow moved to add C to Section 6 (17.55.016 Setbacks for pollution Sources) to say, “Paved parking areas shall not be located closer than 25 feet from

the ordinary high water mark of any water body.” The motion was seconded by Tim Alley. Alex suggested making number C(1) specific to industrial and commercial. The motion passed without objection.

Discussion ensued.

Kendra moved to add an F to Section 7 (17.55.020 Waterbody Setbacks for Structures.) that states “buildings may be located closer than 75 feet to non-anadromous streams less than two feet in width provided they meet all state, federal, and borough regulatory standards and receive a land use permit.” The motion was seconded by Tim Alley. Matt LaCroix Objects. Tim Alley moved to postpone the discussion until the next meeting. The motion was seconded by Bill Klebesadel.

Discussion ensued.

The motion passed without objection.

VIII. AUDIENCE PARTICIPATION

Jean Holt

Rod Hanson, North Lakes Community Council

Patti Fisher, Meadow Lakes Community Council

Sarah Hanvey

IX. BOARD MEMBER COMMENTS

Matt Lacroix – I’d like to express my gratitude to the attendees. Weekly meetings are tough. We are all reeling a little bit in response to what we heard from the attorneys. Please think of these issues between now and next week and craft some suggestions and edits. I appreciate the discussion.

Bill Klebesadel – As someone who works seven days a week it is discouraging to see the lack of participation. This meeting alone was one of the most important as far as resolving the concerns with the Attorney's recommendation. We need everyone participating.

Tim Alley – Regarding the audience comment about ice huts we have no authority to do anything since they are over water.


Kendra Zamzow – Thank you to CJ for a great meeting and for keeping us going. Thanks to Alex for everything he has done. Please read the suggestions and bring some of your own. We would like to see more people participate. I would like to know that this board is fairly confident that a majority wants to go a certain direction. 2 people controlling it is not the best way forward. I want people to be able to come into compliance.

Alex Strawn – I would like to suggest that you might want to make the next 2 meetings 3 hours long.

CJ Koan— Please refrain from suggesting anything new and streamline what we have. Let's work on getting to the end as quickly and efficiently as we can.

X. ADJOURNMENT

The meeting was adjourned at 7:04 p.m.



Bill Kendig, Chair

ATTEST:



Lacie Olivieri, Clerk

Date: 3/5/25