



## MATANUSKA-SUSITNA BOROUGH WATERBODY SETBACK ADVISORY BOARD MINUTES

**REGULAR MEETING**

**5:00 P.M.**

**March 12, 2025**

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

The Waterbody Setback Advisory Board's regular meeting was held on Wednesday, March 12, 2025, at 350 E. Dahlia Avenue, Palmer, Alaska. Chair Bill Klebesadel called the meeting to order at 5:04 p.m.

Members present; # – Tim Alley, Matthew LaCroix, Kendra Zamzow, Bill Klebesadel, Carl Brent, Jeanette Perdue @ 5:27, CJ Koan @ 7:08

Members absent/excused; #4 – Bill Haller and Bill Kendig

**II. APPROVAL OF AGENDA**

Tim Alley moved an amendment to add a staff report after the first audience participation. The motion was seconded by Carl Brent. The amendment passed without objection. The agenda passed as amended without objection.

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Carl Brent.

**IV. APPROVAL OF MINUTES: Regular Meeting: March 5, 2025**

Tim Alley moved to approve the minutes. The motion was seconded by Carl Brent. The March 5, 2025 minutes were approved without objection.

**V. AUDIENCE PARTICIPATION**

Rod Hansen, North Lakes Community Council  
Jean Holt  
Michelle Heun  
Butch Moore

There being no other persons to be heard Audience Participation was closed without objection.

**VI. STAFF REPORT**

Madam Mayor, Edna DeVries, presented medals of excellence to the Advisory Board.

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

## VII. ITEMS OF BUSINESS

### A. 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**

Tim Alley moved to approve Section 7 (17.55.020) as amended by staff. The motion was seconded by Carl Brent.

Discussion ensued

Tim Alley moved to table his motion approving section 7 and approve adding “Houston” to Section 5 (17.55.010) (D). The motion was seconded by Matt LaCroix?

The motion passed without objection.

Tim Alley moved to return to the tabled motion to approve Section 7 (17.55.020) as revised by staff.

Discussion ensued

Matt LaCroix moved an amendment to move the revised text from A (2) and (3) to (F) (1) and (2). The motion was seconded by Carl Brent.

Discussion ensued.

The amendment passed without objection.

Kendra Zamzow objected to the main motion.

Tim Alley moved to table section 7 until they discuss Sections 11 and 12. The motion was seconded by Matt LaCroix.

The motion passed without objection.

Kendra moved to remove “Or where the property owner proposes to remove the riparian buffer” from Section 11 (17.02.035 Required Standards) (A) (1) (a). And remove “except that impervious surfaces may exceed 20% if the requirements of MSB 17.02.050(B) are met” from Section 11 (A) (3). The motion was seconded by Matt LaCroix.

Discussion ensued.

The motion passed without objection.

Matt LaCroix moved to approve the changes in section 12. The motion was seconded by Tim Alley.

Discussion ensued.

The motion passed without objection.

The group returned to the tabled motion to approve Section 7.

Discussion ensued.

The motion passed without objection.

Matt LaCroix moved to delete the language in Section 14 (A) (1) (b) that says “Provided they are not subsequently enlarged or altered after the effective date of this subparagraph”

The motion was seconded by Kendra Zamzow.

Discussion ensued.

The motion passed without objection.

Carl Brent moved to accept the Ordinance as written. The motion was seconded by Matt LaCroix.

The motion passed without objection.

## VIII. AUDIENCE PARTICIPATION

Rod Hanson

Jean Holt

## IX. BOARD MEMBER COMMENTS

Matt Lacroix – I mostly want to thank folks who are here and online that routinely came to the meetings and participated folks did so in a very collegiate, congenial manner, very respectful and polite. As Kendra pointed out some of these issues are very controversial and people had strong opinions and different perspectives. And people just worked together. I think tonight was a very good example of that. Where we tried to find a path where we can come to an agreement. We don't know what the Assembly is going to do, they may not choose to do anything. And depending on what they choose to do different stakeholder groups or different members of the public will end up in different places. I am representing a partnership of like 65 organizations. Some of whom have tracked this, others have not. Will any of those organizations take a public stance if the Assembly decides to do something with this, I don't know. Will they support or oppose it, I don't know. There are a lot of unknowns here but I think all of us made the effort to do what we could to come up with a set of recommendations. It will be interesting to see what happens. Thanks everyone for your effort.

Bill Klebesadel – I probably made it halfway through the public comments. They certainly ranged from government get out of my face to government save us from those crazy people that are gonna destroy the waterbodies. I hope both sides realize that at some point government has to step in, in a role where if you are going to have a functioning society there has to be some compromise and compromise either agreed to or imposed. And that's always tough. It's the left versus the right. That's why we have two political parties. We had a broad section of opinions. I specifically want to note Matt here with all the effort he brought like when I worked with you on the Subdivision Construction manual and the water quality issues you brought a lot of strength to that. Granted it didn't pass the first time. It was certainly an experience. Which leads me into the next issue where our charter was to at least find a path to getting these properies legal. And then I have heard some push back from one of the assembly members that we are getting a little outside of our charter. We are not just finding a path we are putting to many regulations in. I told them no those are good common sense ideas. They received the approval of this group because

they are good ideas. They might make it impalpable for the assembly. But what we all represent are different perspectives. I am personally jealous of people that have waterfrontage. But I think we brought a lot to the table. So I don't think we got outside of the charter. We as human beings got together and we all had different people pushing us or just our own interests to bring to the table and I am really proud of what we have. And the motion I brought up at the last meeting was not a hundred and zero it was a 51/49. I, over the last few days, wanted to call Kendra and Matt to say I'm sorry guys. And I hope it makes it more palatable for the assembly. It's one less hurdle for them to say its realistic or unrealistic. I hope they don't cherry pick to much. As we go forward I am sure the Assembly will reach out to us. Or we will reach out to them. I encourage everyone to do their best to support everything as gone together. Yet maybe a nudge to either side because the Assembly, they are their own people too and they will want to throw certain things out and they will want to keep certain things but I urge everyone to support what we did as a whole. And that's all I have to say. I again, the people that did their homework, I commend them because I often came unprepared to these but what you guys brought to the table was very well thought out and I was happy to vote accordingly to those.

Tim Alley – Good job. We had some coordination to do there. We did good. Came to a good consensus. Appreciate the audience participation and their feedback. It was good working with all of you. I just want to add one more quick thing I just want to thank Alex and Lacie for dealing with all of the changes and doing all of the homework. You guys are awesome.

Kendra Zamzow – Thank you, Rod Hanson, Jean Holt, Margret Stearn, and Patti Fisher for all of your participation. It was very important to have members of the public here. They may have paid more attention to this then some of the members of the board. I really appreciate there time. A lot of good work went into this. If we had one more person or one less person at the last meeting this could have been very different. This is a very contentious topic. We need to find a way to keep the waters clean while doing what we can to protect property rights. If the Assembly doesn't want to give the borough the right tools this will never be resolved. Exceedingly disappointed with the Attorneys to give us one decision and let us send this out for public comment and then come back with more changes. Now we have a completely different product. I was disappointed more members of the board didn't try to address public comments and we didn't get more comments from community councils. Would love to create a FAQ sheet for the public once we know what the Assembly wants to do. Thank you everybody for showing up

Carl Brent – My only comment is I am feeling like we did get submarined by legal. When they saw us the third or fourth meeting of this is when we should have been told what they told us to weeks ago. Otherwise, can't complain. Very civil group. Everything went well. I appreciate all of the input.

Jeanette Perdue – I said many months ago the borough Assembly is going to do what they want to do. I appreciate everyone's time. And even though I had some very hard personal challenges with deaths in the family and it was horrible timing, I did listen to every meeting that I was not able to attend and read every transcript. And I stand by all of the votes that I did. But I still think that it is hard to do anything right to protect the waterbodies.

CJ Koan – I just want to say that this has been a great board to work with even though it has been a very tedious experience, kind of an experiment, how are we gonna make this thing happen. I did mention it last night at the joint Planning Commission/Assembly meeting that everybody on this board cares about what's going on. Cares about the water, cares about the people, and cares about the homeowners. And that I really appreciated about this board. You guys all cared, you all commit, you were committed to it. And even the hard decisions and sometimes the bitter pills that we had to take in this process you guys stuck it out. And I always appreciated having the public there as well. And I do believe, I don't remember who mentioned it, but, yeah, I agree. Rod you should consider running for the Assembly. And those that are there should consider getting on a board. It takes people that care and people that want to be there. Alex I appreciate everything you have done to support the board and how you helped us. And yeah I would recommend as well anytime there controversial board like this with a controversial issue I think there should always be an attorney present in the meetings to help us avoid this kind of thing again. I am sorry I wasn't theret tonight I had a very important meeting in Anchorage that I had to attend to and I am just on my way home now. Thank you all for everything that you have done. I appreciate everybody's work.

Alex Strawn – Prior to this meeting, besides myself, a couple of planners, and the attorneys I felt like we were swimming in this world. It was fun to share that world with a group of people and I think anytime you have people with various viewpoints coming together to try to solve a complex issue the best you can hope for is consensus and that's where you don't necessarily love something but you can live with it. And I think with basically zero minutes to spare this group did that and you guys far exceeded my expectations. So, great job on your involvement and engagement in getting it done.

## X. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

[Clerk's Note: The Waterbody Setback Committee dissolved on March 18, 2025. These minutes are from their last meeting and there are no more meetings at which the Committee could approve minutes. Interested parties should listen to the corresponding audio if there are any questions.]