

By: Alex Strawn
Action:

**MATANUSKA-SUSITNA BOROUGH
FISH AND WILDLIFE COMMISSION
RESOLUTION NO. 25-03**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH FISH AND WILDLIFE COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 17.02 - MANDATORY LAND USE PERMITS, MSB 17.55 - SETBACK AND SCREENING EASEMENTS, MSB 17.65 - VARIANCES, AND MSB 17.125 - DEFINITIONS.

WHEREAS, the 75-foot waterbody setback was originally established in 1973 by assembly ordinance; and

WHEREAS, the setback was temporarily reduced to 45 feet in 1986 but reinstated to 75 feet by voter initiative in 1987; and

WHEREAS, over time, enforcement of the 75-foot setback has been limited, resulting in widespread noncompliance, environmental impacts, and real estate complications; and

WHEREAS, between 1987 and present, over 700 shoreline structures have been built in violation of the 75-foot setback ordinance, many of which went undetected due to limited permitting requirements and enforcement options; and

WHEREAS, Ordinance 25-073 offers a pragmatic solution by allowing structures to be built within 75 feet of a waterbody, provided they are designed and built in accordance with plans

developed by a qualified professional that ensure water quality is protected; and

WHEREAS, the Matanuska-Susitna Borough (MSB) continues to experience sustained residential, commercial, and recreational development near its lakes, rivers, and wetlands, increasing the need for clear land use regulations to manage growth while protecting environmental resources; and

WHEREAS, waterbodies in the MSB provide significant public benefits, including clean drinking water, fisheries, recreation, scenic values, and ecological services that can be negatively impacted by unmanaged development, impervious surfaces along waterbodies, and pollutant discharges; and

WHEREAS, Ordinance 25-073 requires land use review and permitting procedures for mechanized development within 75 feet of a waterbody, providing the MSB the opportunity to evaluate drainage and infiltration in order to protect water quality; and

WHEREAS, the ordinance develops several new general standards for development within 75-feet of a waterbody to ensure pollution is minimized.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Fish and Wildlife Commission hereby recommends Assembly adoption of Ordinance 25-073.

ADOPTED by the Matanuska-Susitna Borough Fish and Wildlife
Commission this 17th day of June, 2025.

Peter Probasco, Chair

ATTEST

Maggie Brown, Staff Support

YES:

NO:

DRAFT

DRAFT