



## MATANUSKA-SUSITNA BOROUGH WATERBODY SETBACK ADVISORY BOARD AGENDA

Edna DeVries, Mayor

Michael Brown, Borough Manager

CJ Koan, (Vice-Chair) Planning Commission  
Kendra Zamzow, MSB Fish and Wildlife  
Matthew LaCroux, Mat-Su Salmon Habitat Partnership  
Tim Alley, Design & Construct Stormwater Abatement Background  
Bill Klebasadel, Design & Construct Stormwater Abatement Background  
William Haller, Home Builder, Lending, Real Estate Background  
Carl Brent, At-Large  
Bill Kendig (Chair), At-Large  
Jeanette Perdue, At-Large

PLANNING & LAND USE DEPARTMENT  
Alex Strawn, Planning & Land Use Director  
Vacant, Planning Services Manager  
Jason Ortiz, Development Services Manager  
Fred Wagner, Platting Officer

Support Staff: Alex Strawn, Planning & Land Use Director

Location:  
**Employee Breakroom** of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer

**REGULAR MEETING**

**4:00 P.M.**

**March 26, 2024**

### Ways to participate in the meeting:

**IN PERSON:** You will have 3 minutes to state your oral comment.

**IN WRITING:** You can submit written comments to Alex Strawn at [alex.strawn@matsugov.us](mailto:alex.strawn@matsugov.us) and Karol Riese at [karol.riese@matsugov.us](mailto:karol.riese@matsugov.us). Written comments are due at noon on Friday prior to the meeting.

### TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear, “Your hand has been raised.” (There may be a delay, please be patient with the system.)
- When it is your turn to testify, you will hear, “Your line has been unmuted.”  
State your name for the record, spell your last name and provide your testimony.

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



**MATANUSKA-SUSITNA BOROUGH  
WATERBODY SETBACK ADVISORY BOARD MINUTES**

**REGULAR MEETING  
January 9, 2024**

The regular meeting of the Matanuska-Susitna Borough Waterbody Setback Advisory Board was held on January 9, 2024 in the Matanuska-Susitna Borough Employee Breakroom, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:10 p.m. by Vice-Chair Koan.

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

Members present and establishing a quorum:

CJ Koan  
Kendra Zamzow  
Tim LaCrouix  
Tim Alley  
William Klebesadel  
Bill Kendig\*  
Jeanette Perdue

Members absent and excused were:

Carl Brent

Members unexcused were:

William Haller

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Peggy Horton, Current Planner  
Ms. Karol Riese, Planning Department Administrative Specialist

\*Indicates that the individual attended telephonically.

**II. PLEDGE OF ALLEGIENCE – Led by Kendra Zamzow**

**III. APPROVAL OF AGENDA**

Vice-Chair inquired if there were any changes to the agenda.

- Kendra Zamzow requested a little more detail in minutes
- Matt LaCroix suggested just main points from speakers

The agenda was approved without objection.

**III. APPROVAL OF MINUTES**

Regular Meeting Minutes: December 14, 2023

**V. AUDIENCE PARTICIPATION (Three minutes per person.)**

*(There were no persons to be heard.)*

**VI. ITEMS OF BUSINESS**

1. Presentation from State of Alaska Department of Conservation

**MATANUSKA-SUSITNA BOROUGH  
WATERBODY SETBACK ADVISORY BOARD MINUTES**

**REGULAR MEETING  
January 9, 2024**

Presenters: Ashley Oleksiak, Environmental Program Specialist 3, Nonpoint Source Water Quality and Sam Kito III, P.E., Engineer 2, Storm Water/Wetlands

- Non-Point Source water pollution
  - Rain or snow melt
  - Improperly installed or maintained septic systems
  - Animal wastes (domestic and wild)
- Riparian Buffers
  - Zone 1
  - Zone 2
  - Zone 3
- Stormwater best practices
- Municipality of Anchorage code
- Additional Resource Links
  - Website links
- DEC Website link
- Water Quality Grant information

Discussion Ensued:

2. Reschedule Meeting Dates for March 12 and April 9  
Send out doodle poll  
Possibly start two meetings a month in May
3. Future Agenda Items  
Possibly Stafford Glashan  
Financial acquisition presentation  
Appraiser presentation  
Disclosure requirements  
GIS presentation  
Start digging into the actual solutions and crafting an ordinance

**VII. BOARD MEMBER COMMENTS**

- Bill Klebesadel: Appreciated presentation from DEC. Looking forward to hearing what Stafford has to say.
- Jeanette Perdue: Looking forward to hearing about the lending side of this and how much is really overlooked.
- Matthew LaCroix: Appreciated DEC presentation. MSB does have a Waterquality Land Owners Guide. Updating outreach and be a source of information would be great. Helping people understand the lake resource – this is where outreach materials can come into play.
- Tim Alley: Is there a possibility for the borough to write a letter that we are working on this issue for lakefront parcels.

**MATANUSKA-SUSITNA BOROUGH  
WATERBODY SETBACK ADVISORY BOARD MINUTES**

**REGULAR MEETING  
January 9, 2024**

- Kendra Zamzow: There is a balance with the view vs. habitat – it is really important to keep that habitat in mind. The land use permit may be a way to educate and keep people in compliance; when LMP are approved – make sure those setbacks are in there.
- Bill Kendig: Appreciate the people from DEC – looking forward to the meetings with the outside engineers and finance people coming. As long as it conforms to code, there shouldn't be a problem.
- Alex Strawn: Had someone request to keep their dog team on the lake. We are going to do something good here.
- CJ Koan: Ashley mentioned – Lake Association – if we can get the community to take care of their own, that may resolve some of our issues – maybe the borough could give a tax incentive/penalties.

**VIII. ADJOURNMENT**

The regular meeting adjourned at 8:05 p.m.

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Chair

ATTEST:

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KAROL RIESE, Clerk

*Minutes approved:* \_\_\_\_\_



**MATANUSKA-SUSITNA BOROUGH  
WATERBODY SETBACK ADVISORY BOARD MINUTES**

**REGULAR MEETING  
February 13, 2024**

The regular meeting of the Matanuska-Susitna Borough Waterbody Setback Advisory Board was held on February 13, 2024, at the Matanuska-Susitna Borough Employee Breakroom, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair Kendig.

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

Members present and establishing a quorum:

CJ Koan  
Kendra Zamzow (6:01 pm)  
Tim LaCrouix  
Tim Alley  
William Klebesadel  
William Haller  
Carl Brent  
Bill Kendig

Members absent and excused were:

Jeanette Perdue

Staff in attendance:

Mr. Alex Strawn, Planning and Land Use Director  
Ms. Karol Riese, Planning Department Administrative Specialist

\*Indicates that the individual attended telephonically.

**II. PLEDGE OF ALLEGIENCE**

**III. APPROVAL OF AGENDA**

Chair inquired if there were any changes to the agenda.

The agenda was approved without objection.

**III. APPROVAL OF MINUTES**

Regular Meeting Minutes: January 9, 2024 – Moved to be approved at March meeting

**V. AUDIENCE PARTICIPATION (Three minutes per person.)**

Jean Holt – Looking forward to hearing the presentation

**VI. ITEMS OF BUSINESS**

1. On-Site Septic Systems Presentation – Stafford Glashan, P.E., Senior Engineer, Shannon & Wilson

Mr. Glashan presented and discussions ensued

**MATANUSKA-SUSITNA BOROUGH  
WATERBODY SETBACK ADVISORY BOARD MINUTES**

**REGULAR MEETING  
February 13, 2024**

**VII. BOARD MEMBER COMMENTS**

- Tim Alley: Thank you. A lot of information I haven't seen before.
- Matthew LaCroix: Thank you. Effort in 2006/2007 Frankie Barker did some draft ordinances that hit on pollution; something the board should look at.
- Bill Klebasadel: Appreciate your presentation. Learned a lot of new things.
- Kendra Zamzow: Thank you.
- CJ Koan: Thank you. I am interested in the information Matthew has worked on previously.
- Carl Brent: Thank you. Thank you staff for putting things together.
- Alex Strawn: GIS data – he will have as much as he can have done by March meeting. Next meeting: Lending institution presentation; best practice protections existing and new; ordinance rewrite;

**VIII. ADJOURNMENT**

The regular meeting adjourned at 7:25 p.m.

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Chair

ATTEST:

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KAROL RIESE, Clerk

*Minutes approved:* \_\_\_\_\_