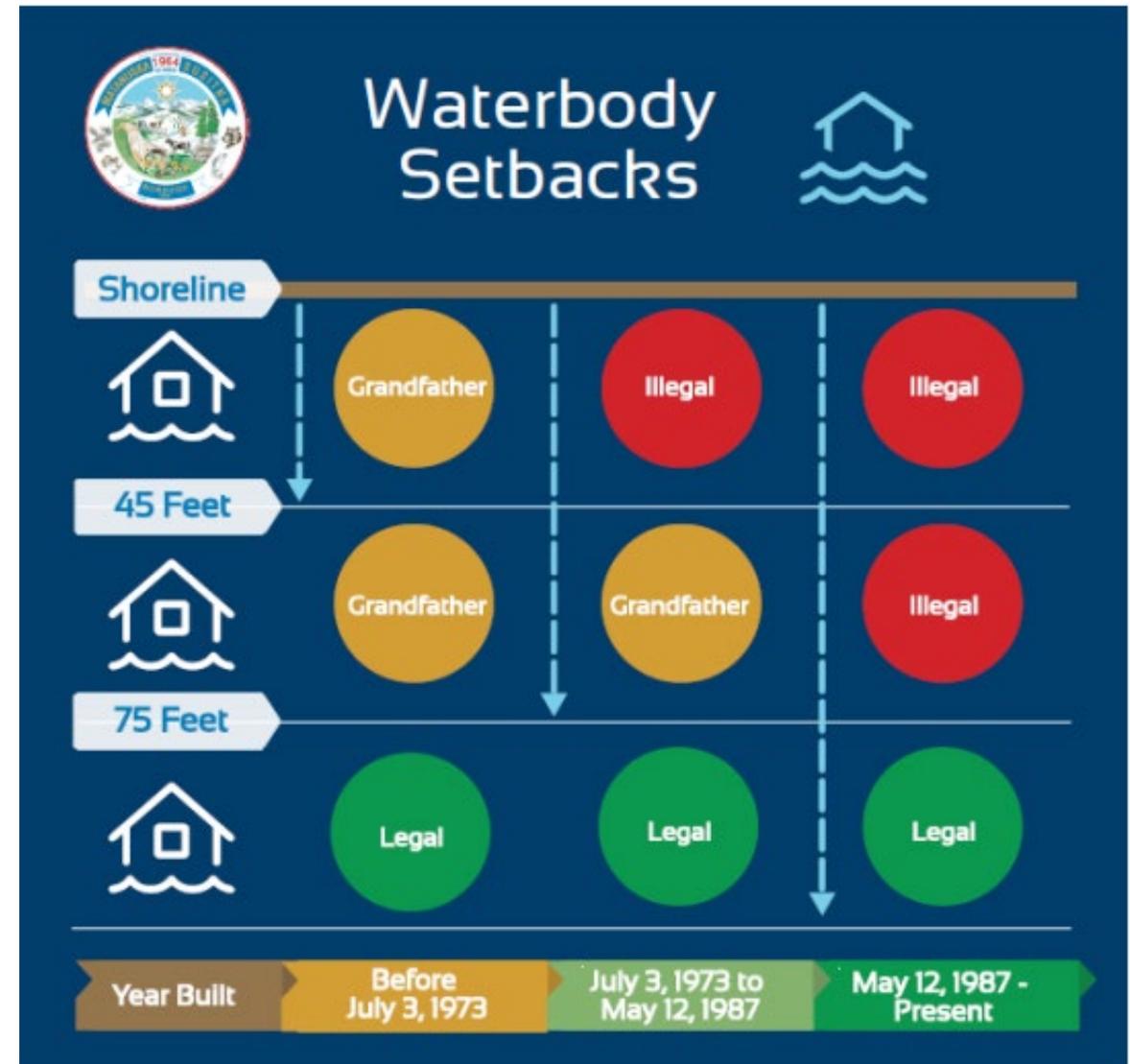




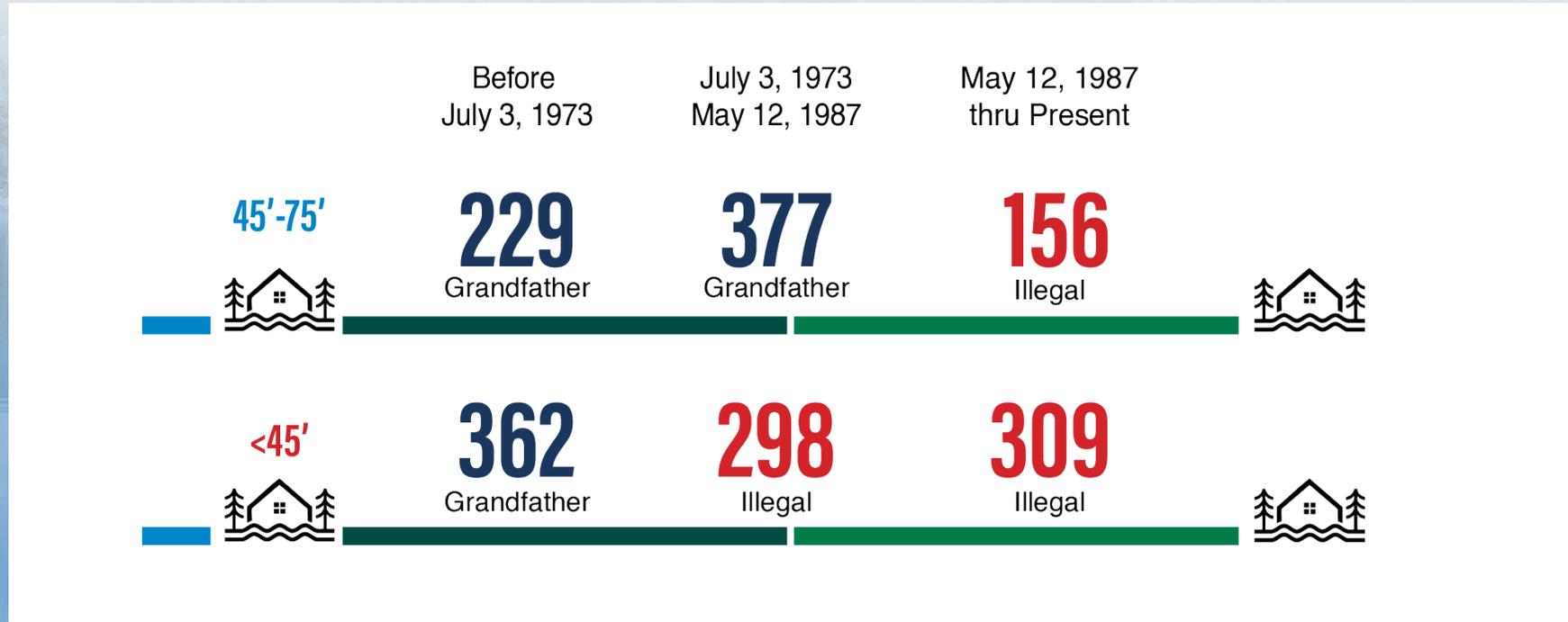
# WATERBODY SETBACKS

# MSB HISTORY: Setback Regulations



# Current State

## Setback Violations on Lakes



# Waterbody Setback Advisory Board

## Board Membership:

- Design, Constructing Stormwater Abatement (2)
- Home Builder, Lending, Real Estate
- Mat-Su Salmon Habitat Partnership
- MSB Fish & Wildlife Commission
- MSB Planning Commission
- At-Large (3)



# Waterbody Setback Advisory Board

## Topics of Discussion:

- Code compliance overview
- Mandatory land use Permit overview
- Analysis of existing setback violations
- Financing and sale of illegal structures
- 1998 Setback Analysis
- Review of riparian buffer ordinance
- Non-point source pollution, riparian buffers, fish habitat, and water quality
- In-depth review: MSB 17.65 - Variances
- In-depth review: MSB 17.55 - Setbacks & Screening Easements
- In-depth review: MSB 17.80 - Nonconforming Structures
- Recommended changes to MSB 17.55 and MSB 17.80

TIMES MET

**18**



# WSAB

# Recommendations

## Specific code change recommendations:

- Homes previously built in violation of the 75-foot waterbody setback of a lake can become legal provided:
  - The building is at least 45 feet from the lake
  - The building was constructed between 1987-present
  - Certain standards are met including a cap on impervious surface, establishment of a riparian buffer, and capture of runoff associated with the development
- Going forward: mechanized land clearing within 75 feet of a waterbody requires a land use permit with provisions for a cap on impervious surface, establishment of a riparian buffer, and capture of runoff associated with the development
- New general standards apply within 25 feet of all waterbodies including setbacks for:
  - Kennels, stables, animal yards and animal waste facilities
  - Paved vehicle parking areas
  - Liquid hazardous substances
  - Removal of vegetation
  - Application of fertilizers or pesticides
  - Stockpiling of imported snow
- Petroleum storage tanks built within 75 feet of a waterbody will have five years to be either non-gravity fed or have secondary containment in place
- Setbacks apply to more than just “habitable”



# WSAB

# Recommendations

Specific code change recommendations:

- Enhanced enforcement: Waterbody patrol
- Limitation on variances:
  - Not allowed within 45 feet
  - Must follow LUP provisions
- Habitat protection tax incentives



# Visit Our Web Page

The screenshot shows a web browser window with the URL <https://matsugov.us/boards/waterbody-setback-advisory-board>. The page header includes navigation links for Government, Services, Projects & Development, Property & Maps, Lifestyle, and About, along with a search bar. The main content area is titled "Boards > Waterbody Setback Advisory Board" and features four action buttons: "Submit a Public Opinion MESSAGE", "Agendas, Packets, & Minutes", "Resolutions", and "Sign up for E-Mail". The main text block contains the following information:

The Waterbody Setback Advisory Board is empowered to review and recommend any changes to Borough code relating to waterbody setbacks and related issues. These related issues should include variances/non-conformities, how to deal with structures built in violation of the 1973 and 1987 ordinances, possible remedies for structures in violation, and any other issues the Board believes are pertinent. To the extent possible, the WSAB shall identify possible solutions, and identify resources needed to implement and enforce those solutions.

The Waterbody Setback Advisory Board will prepare a written report and the Chair will present the report to the Borough Assembly no later than September 17, 2024.

Please check the [Public Meetings](#) schedule for specific meeting information.

The right sidebar contains a "Contacts" section listing: CJ Koan, Kendra Zamzow, Matthew LaCroix, Tim Alley, William Klebesadel, Carl Brent, Bill Kendig, Jeanette Perdue, and William Haller. Below this is contact information for Alex Strawn, Planning & Land Use Director: Email: alex.strawn@matsugov.us, Phone: (907) 861-7850, and a "Full Directory" link. A list of documents is also provided, including "Matanuska-Susitna Borough Shoreland Setbacks: Analysis and Recommendation (1998)", "MSB Assembly Ordinance 23-079 (PDF 227.9 KB)", "Meeting Schedule (pdf 78.92 KB)", and "April 23, 2024 Draft Ordinance (pdf 662.29 KB)".

**Comments Due: January 21, 2025**

Scan for webpage



*Thank You*



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