

MATANUSKA-SUSITNA BOROUGH WATER & WASTEWATER ADVISORY BOARD

Bob Walden, P.E. Chair
Terry Gorlick
Dan Tucker

Danny Noland, Vice Chair
Gina Jorgensen

Amanda Fleming
Matthew Midgett

MINUTES

REGULAR MEETING

MSB Assembly Chambers
350 E. Dahlia Ave
Palmer, AK 99645

June 18, 2025

2:30 p.m.

I. CALL TO ORDER

This regular meeting of the Matanuska-Susitna Borough (MSB) Water and Wastewater Advisory Board was held on Wednesday, June 18, 2025, at the DSJ Building at 350 East Dahlia Avenue in Palmer, Alaska. The meeting was called to order at 2:31 p.m. by Mr. Bob Walden, P.E.

II. ROLL CALL AND DETERMINATION OF A QUORUM

Water and Wastewater Advisory Board members present and establishing a quorum were:

Mr. Bob Walden, P.E. - present

Mr. Danny Noland - present

Ms. Amanda Fleming – excused

Mr. Terry Gorlick - present

Ms. Gina Jorgensen - present

Mr. Matthew Midgett – excused

Mr. Dan Tucker - present

III. APPROVAL OF AGENDA

Motion to adopt the agenda by Mr. Gorlick.

VOTE: The agenda was approved without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Walden.

V. APPROVAL OF MINUTES OF PRECEDING MEETING

Minutes for the March 19, 2025, regular meeting were reviewed by the Board.

Motion to approve the minutes as presented by Mr. Gorlick.

VOTE: The minutes were approved without objection.

VI. AGENCY AND STAFF REPORTS

A. City of Wasilla – Mr. Bob Walden, P.E., Public Works Deputy Director

The City of Wasilla is finalizing their wastewater permit for the City's septage expansion. Stantec is still working on 13 different wastewater drainage easements.

VII. PRESENTATION

Ms. Stephanie Klaysmat and Mr. George Hoden from HDL Engineering Consultants provided a presentation on Wasilla-Palmer Water Main Interconnect. Project Status Updates. Please see attached presentation slides for additional information.

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

None.

IX. UNFINISHED BUSINESS

A. None

X. NEW BUSINESS

A. Discussion and possible adoption of: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATER AND WASTEWATER ADVISORY BOARD MAKING RECOMMENDATIONS TO THE ASSEMBLY REGARDING ASSEMBLY ORDINANCE SERIAL NO. 25-073

Mr. Noland moved to use the draft resolution created by Mr. Alex Strawn, MSB Planning Director, as a template to write the WWAB's recommendations regarding ordinance 25-073. The motion was seconded by Ms. Jorgensen.

The motion passed unanimously.

Mr. Gorlick moved to add a recommendation to adopt documentation developed by the Matanuska-Susitna Borough volunteer water quality monitoring program, resolution 02-060, project no. 20307 as reference material for background water quality under MSB Section 17.55.016 Water Body Setbacks For Pollution Sources. Mr. Noland seconded.

Discussion ensued.

The motion passed without objection.

Mr. Noland moved to adopt Water and Wastewater Advisory Board's resolution 25-01. The motion was seconded by Ms. Jorgensen

The motion passed without objection.

XI. COMMENTS FROM THE BOARD

Mr. Bob Walden, P.E.:

None

Mr. Danny Noland:

None

Mr. Terry Gorlick:

Thanked everyone for their patience and having been able to ask a lot of questions.

Ms. Gina Jorgensen:

None

Mr. Dan Tucker:

Glad to have found a consent.

XII. NEXT MEETING

A. September 17, 2025, 2:30 p.m., MSB Assembly Chambers

XV. ADJOURNMENT

Motion to adjourn the meeting by Mr. Tucker.

The meeting was adjourned at 4:39 p.m.

Mr. Bob Walden, P.E. Chair

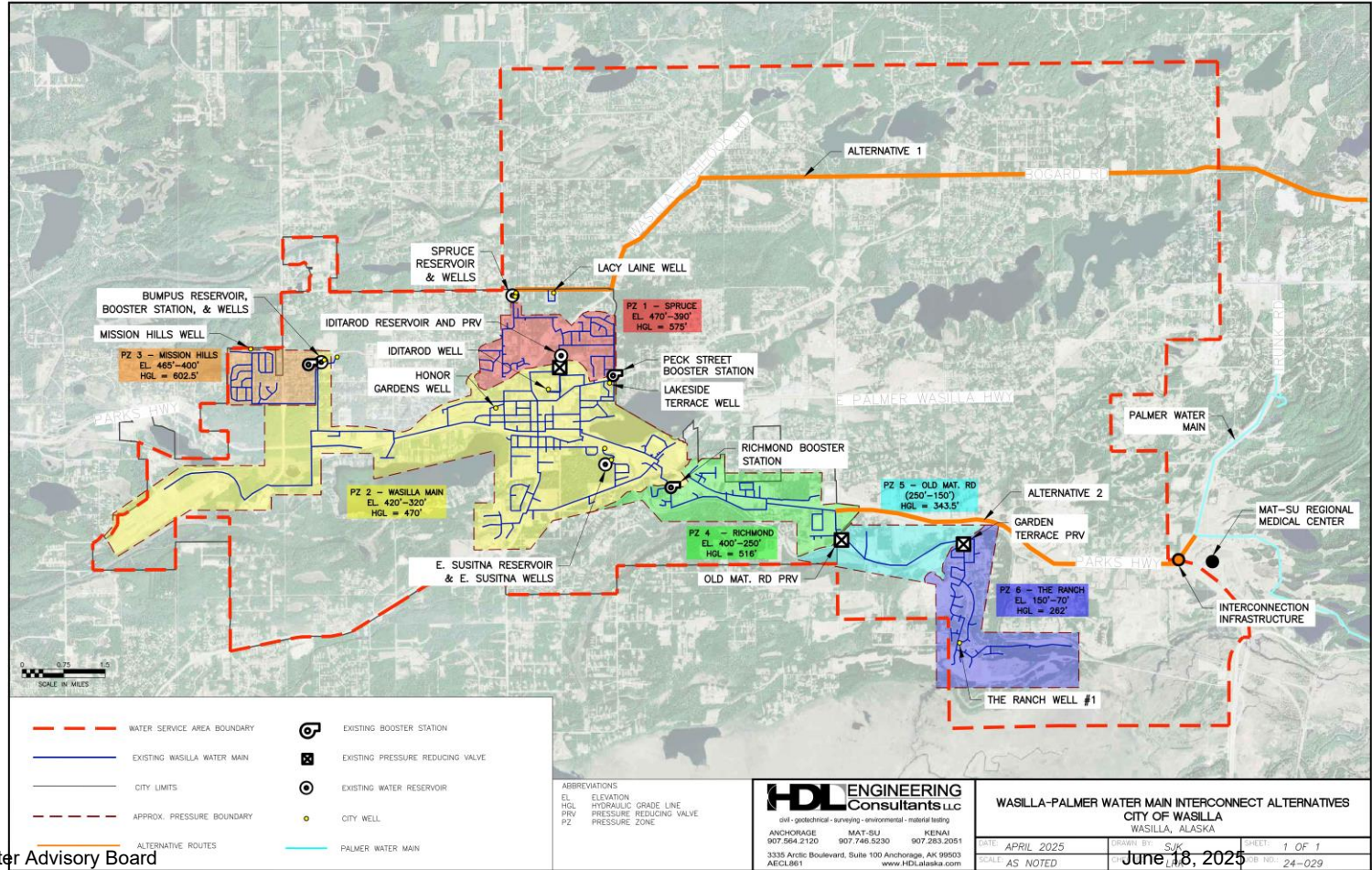
ATTESTED:

Christina Sands, Board Administrative Support

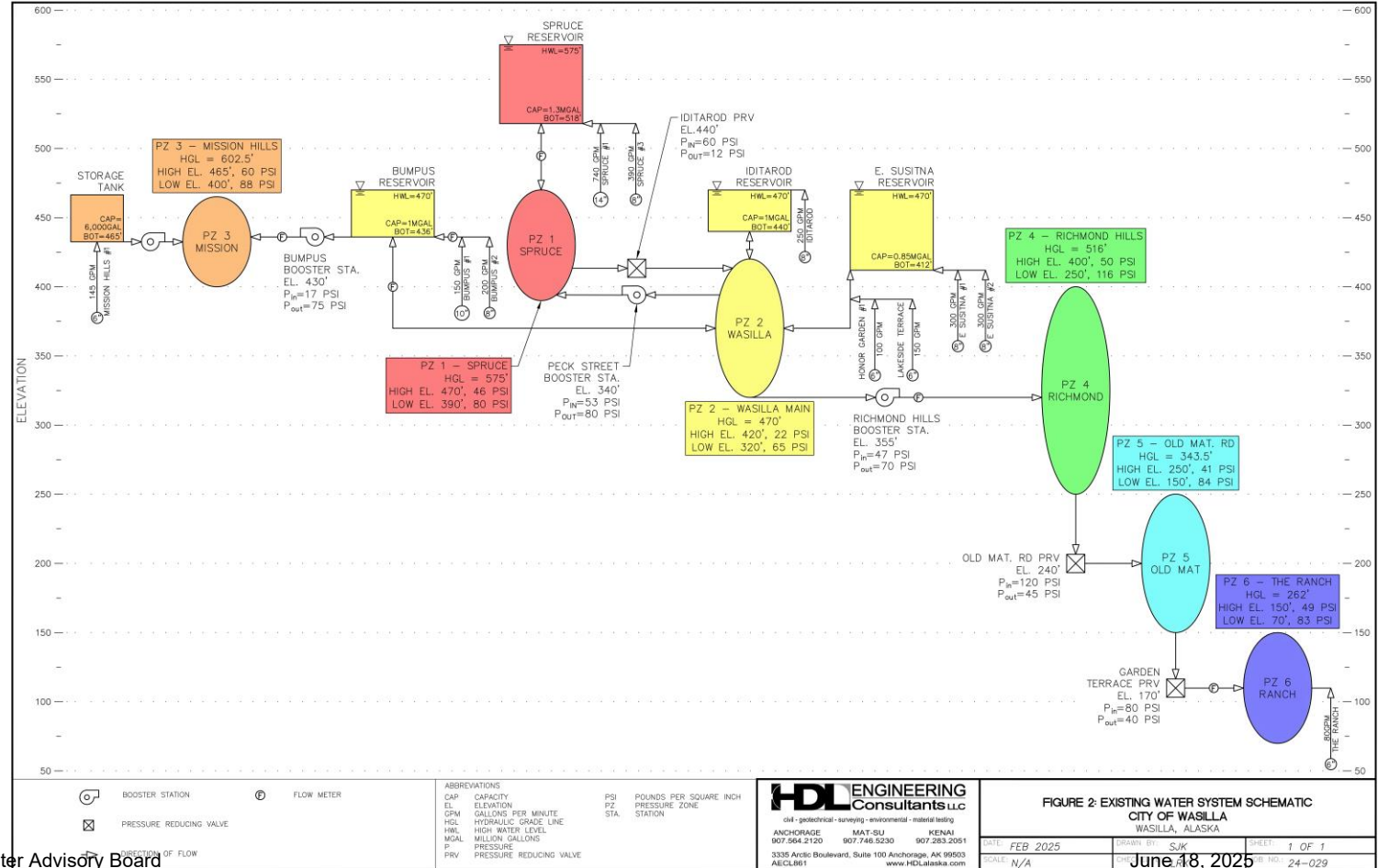
Wasilla-Palmer Water Main Interconnect

Project Status Update
6/18/2025

Project Background



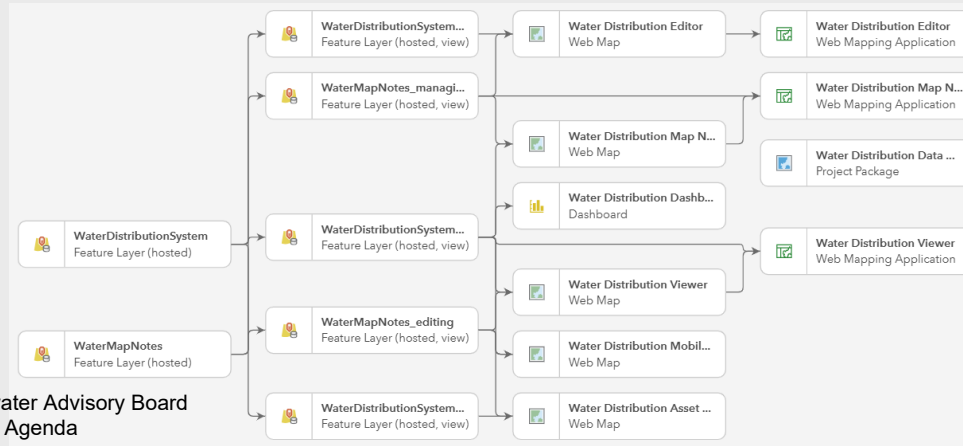
Functional Narrative



ArcGIS Solutions

Water Distribution Data Management Solution

	Instant App (1)
	Dashboard (1)
	Style (1)
	Desktop Style (1)
	Web Map (3)
	Feature Layer (hosted, view) (1)
	Feature Layer (hosted) (1)
	Group (3)



Included Layers:

- Service Connections
- Service Meter
- System Meter
- Fire Hydrants
- System Valve
- Service Valve
- Flow Valve
- Pressure Valve
- Backflow
- Fitting
- Pump
- Storage
- Supply
- Service Line
- Water Main

Related Tables:

- Hydrant Maintenance Inspection
- System Valve Inspection
- Backflow Inspection

Desktop Survey

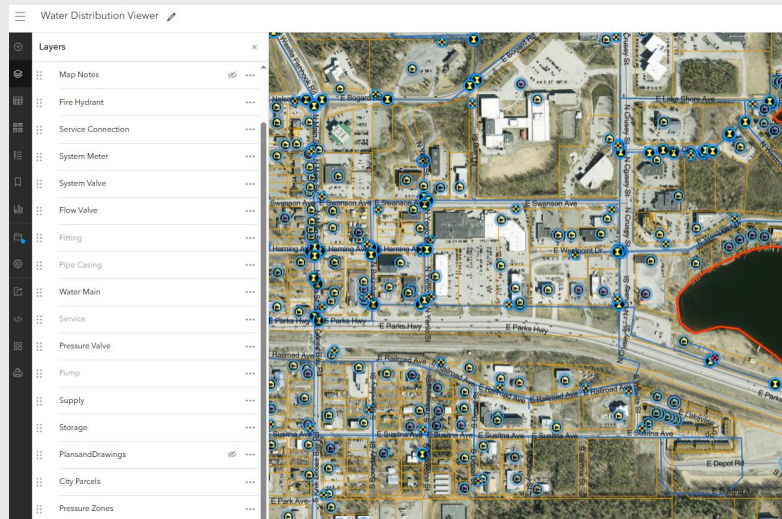
MSB
Hydrant
Layer
(.shp)

COW
Water Main
(.shp)

COW
Service
Connections
(.xlsx)

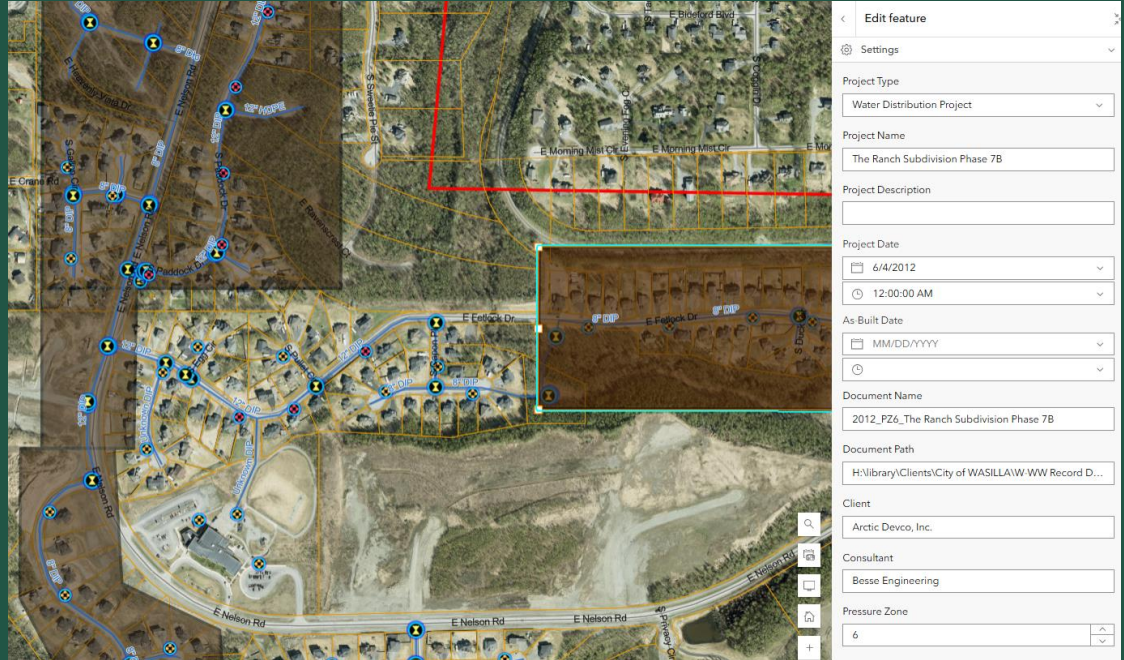
COW
Record
Drawings
(.pdf)

HDL
Pressure
Zones
(.dwg)



Record Drawing Layer

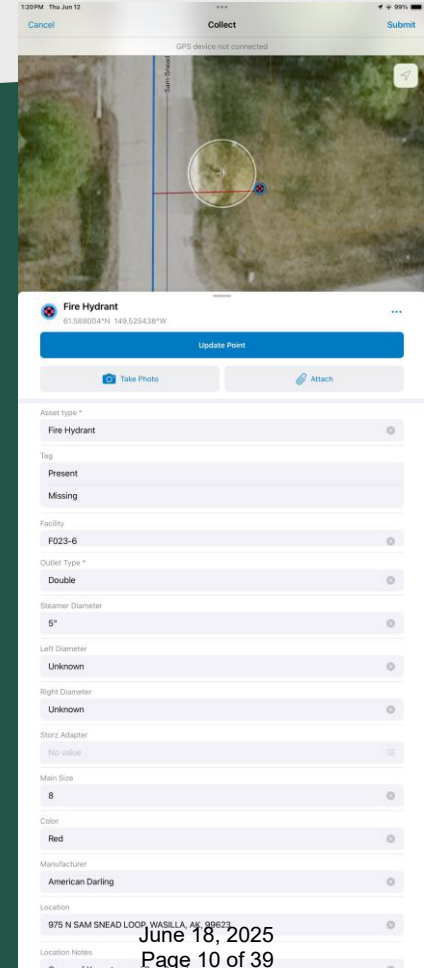
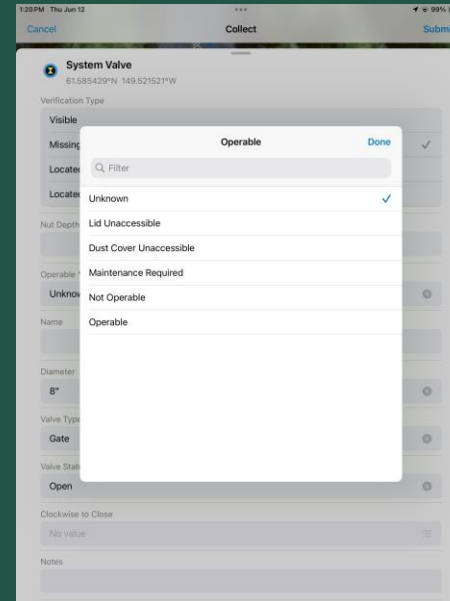
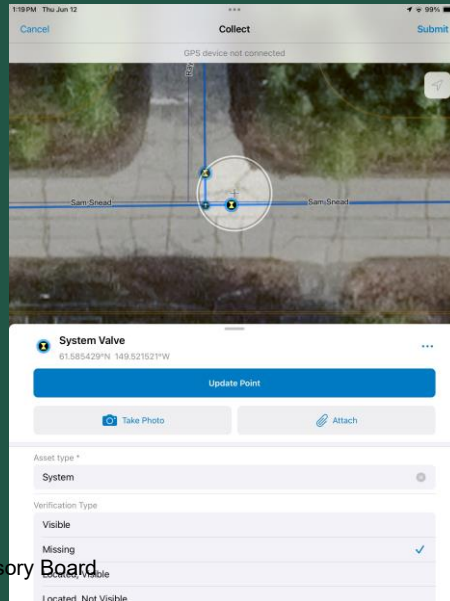
- Plans and Drawings Solution
- Easily view gaps in available record data
- Each node/line within area also has associated record drawing data in attribute table
- Document path can be cloud/internet based for broad user access (field, office and/or public)
- Area boundary created manually or by georeferencing pdf using control points



Field Maps



- Accessible through IOS & Android app stores
- Maps and editing accessible offline (no cellular service)
- Configure and customize form/view using AGOL



Field Survey

Equipment

- Field Maps (mobile app)
- EOS Arrow 100 GNSS (submeter accuracy)
- Tablet
- Survey Pole
- Schonstedt Locator

Ground Truthing

- Service Connection Valves
- System Valves
- Hydrants
- Hydrant Valves



ArcGIS Online Map

Water Distribution Viewer

Layers

Map Notes

Fire Hydrant

Service Connection

System Meter

System Valve

Flow Valve

Fitting

Pipe Casing

Water Main

Service

Pressure Valve

Pump

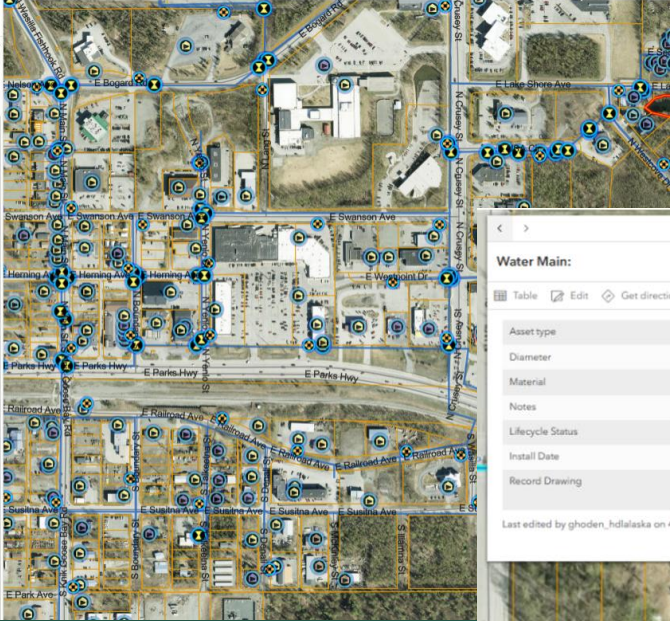
Supply

Storage

Plans and Drawings

City Parcels

Pressure Zones



Water Main:

Table

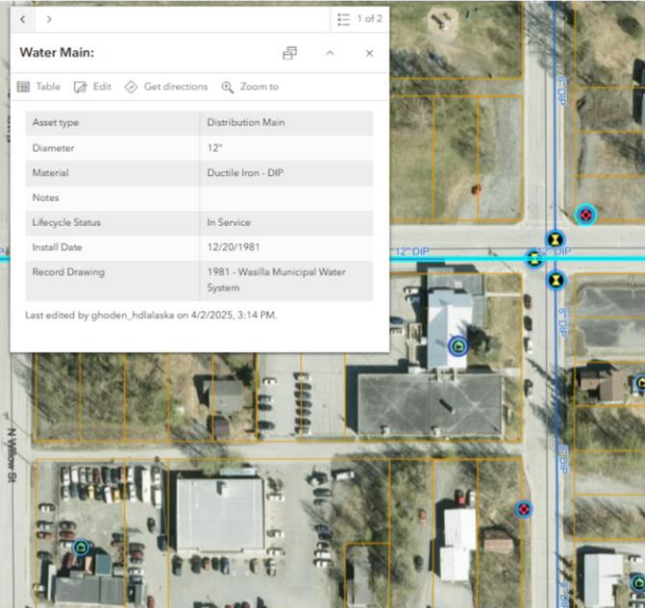
Edit

Get directions

Zoom to

Asset type	Distribution Main
Diameter	12"
Material	Ductile Iron - DIP
Notes	
Lifecycle Status	In Service
Install Date	12/20/1981
Record Drawing	1981 - Wasilla Municipal Water System

Last edited by ghoden_hdlalaska on 4/2/2025, 3:14 PM.



Fire Hydrant: F081-44

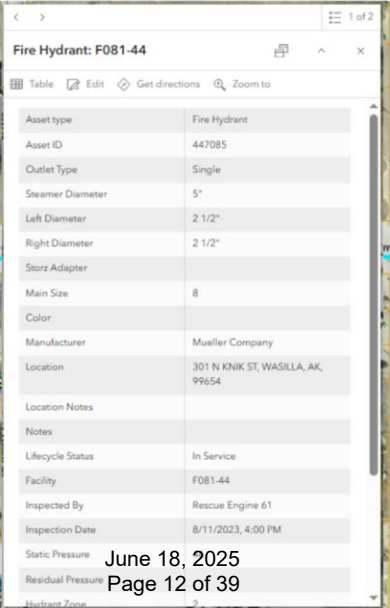
Table

Edit

Get directions

Zoom to

Asset type	Fire Hydrant
Asset ID	447085
Outlet Type	Single
Steamer Diameter	5"
Left Diameter	2 1/2"
Right Diameter	2 1/2"
Storz Adapter	
Main Size	8
Color	
Manufacturer	Mueller Company
Location	301 N KNIK ST, WASILLA, AK, 99654
Location Notes	
Notes	
Lifecycle Status	In Service
Facility	F081-44
Inspected By	Rescue Engine 61
Inspection Date	8/11/2023, 4:00 PM
Static Pressure	
Residual Pressure	
Hydrant Zone	



ArcGIS Hub



- Community Engagement Platform
- Share GIS maps and dashboard statistics
- Data stays live by referencing hosted feature layers

Water & Wastewater Advisory Board
Regular Meeting Agenda

Customize

Layout

Row

Application

Image

Spacer

Text

Survey

Category

Contact Info

Map

Chart

Iframe

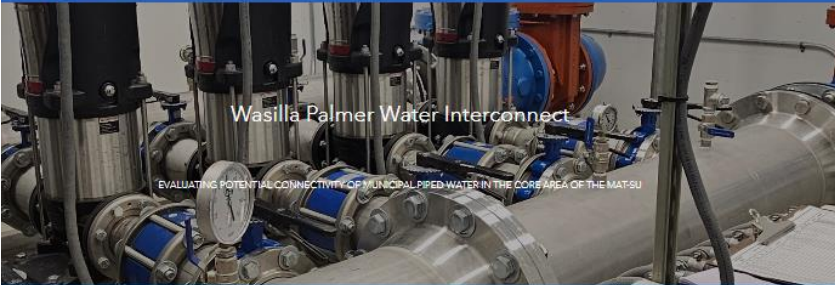
Summary Statistic

Gallery

People

Wasilla Palmer Water Interconnect

Unpublished draft



Wasilla Palmer Water Interconnect

EVALUATING POTENTIAL CONNECTIVITY OF MUNICIPAL PIPED WATER IN THE CORE AREA OF THE MAT-SU

Project Partners:

City of Wasilla

City of Palmer

Matanuska-Susitna Borough

Project Introduction

The City of Wasilla has received grant funding from the Matanuska-Susitna Borough and other sources for their water distribution system. With this funding the City of Wasilla has contracted HDL Engineering Consultants, LLC (HDL) to evaluate proposed connectivity between Wasilla and Palmer's existing water distribution service areas. Connecting the existing water distribution service areas would provide resiliency to both communities' systems and would enhance potential development along the selected route with the installation of a new water main.

Northern Route

Potential for Land Development

Route Length

8.3 Miles

Vacant Land

Adjacent Development Potential

384 Acres

Average Vacant Land (Both Routes)

Potential Developable Land Per Mile

46.2 acres per mile

June 18, 2025

1:52 PM Thu Jun 12

Water Distribution Asset Collector

GPS device not connected

Hydrant Maintenance Inspection: 6/12/2025, 1:52 PM

Add

No Hydrant Maintenance Inspection

Hydrant Maintenance Inspection will appear when they are added.

6/12/2025, 1:52 PM:

Take Photo Attach

Maintenance Status: Completed

Inspector:

Inspection Date: 6/12/2025, 1:52 PM

Are chains missing? No

Drains correctly? Yes

Notes:

Pressure:

Flow Rate:

Flow Duration:

Is the hydrant leaking? No

Is the hydrant operable? Yes

Inspection Group: Fire Department

Fire Station: Station 1

Total Water Used:

Water & Wastewater Advisory Board
Regular Meeting Agenda

Other Applications

Inspection Forms

- Hydrant Maintenance
- Hydrant Testing
- System Valve
- Backflow
- Sewer Manhole

1:54 PM Thu Jun 12

Cancel Collect Submit

System Valve Inspection:

Take Photo Attach

Paved over? No Value

Ground Surface: No Value

Final Torque:

Depth To Nut:

of Turns:

Name of Operator:

Stem OK? No Value

Packing OK? No Value

Needs lubrication? No Value

Survey As-Built Data

- During construction, perform as-built surveys by contractor
- Keep GIS map up-to-date without requiring desktop entries

EOS Skadi Smart Handle “Invisible Range Pole”

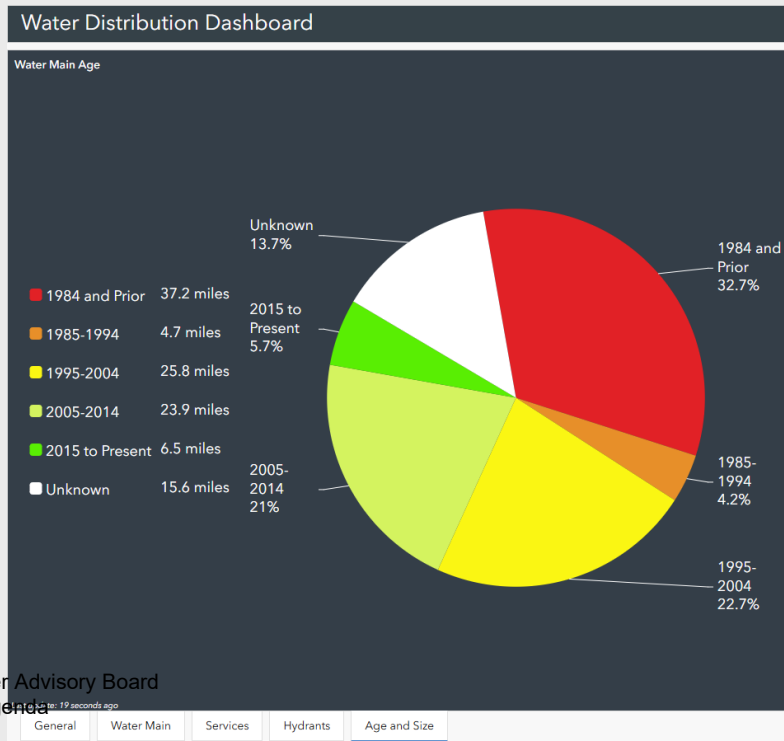
- Calculates Z values without pole
- Shoot surrounding assets such as pipes in trench without being in trench



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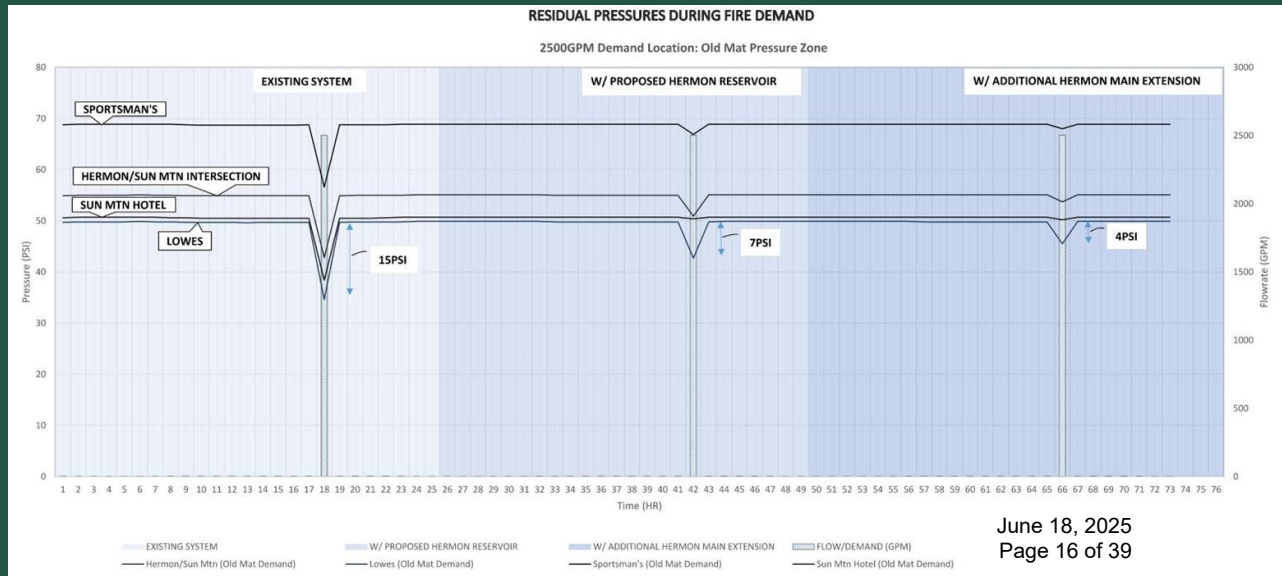
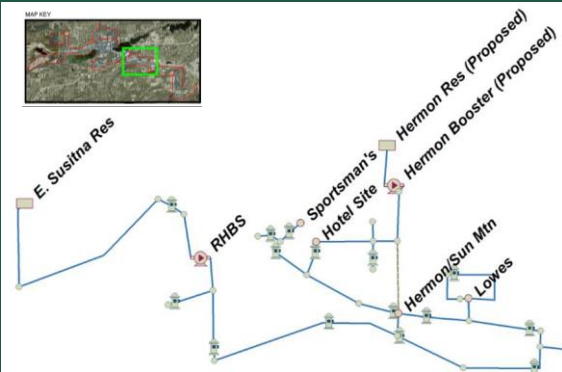
Pipe Age Analysis

Using the Dashboard online feature and Data Engineering tools to provide visual statics



KYPipe Modeling

Directly import GIS node, line, and contour data into modeling software to create most accurate model



Questions



Contact

Stephanie Klaysmat
sklaysmat@hdlalaska.com

Desk: 907.746.5204

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JOINT ASSEMBLY PLANNING COMMISSION

March 11, 2025

PLANS/PROJECTS

Moving Forward



Sub-Area Solution Studies (SASS)



Fuller Lake Management Plan



Transit



Historic Preservation Plan Update



Community Cleanup



Enterprise Software Update (Tyler)



Official Streets & Highway Plan (OSHP)



MSB Fish & Wildlife Commission



Alaska Clean Water Actions Grant (ACWA)



South Knik River CC (SpUD)



Borough-Wide/Community Comp Plans



Capital Improvement Program (CIP)



Corridor Access Management Plan (CAMP)



Community Council Boundary Updates

PLANNING OVERVIEW

Assembly Directed Code Changes



CODE	DESCRIPTION	SPONSOR	ASSEMBLY PUBLIC HEARING
17.60	Homeless Shelter CUP	Sumner	July 2025
17.55	Setback Amendments	Assembly	TBD
17.XX	Large Lot Single Family Residential District	Hale	August 2025
17.60	Mobile Home Park CUP	Nowers/McKee	August 2025
15.25	SpUD/Comp Plan Process	Hale/Gamble	September 2025
17.05	Essential Services Utilities Standards	Gamble/Hale	TBD
17.73	Overhaul of Multi-Family Code	Sumner	TBD
17.59	Standardize Definitions for Lake Management Regulations	Hale	TBD
Title 43	Identification of Sink Holes in Platting Process	Nowers	September 2025
17.73	Multi-Family Platting Link	Nowers	TBD
17.23	Port Development Permit Repeal	Gamble	September 2025

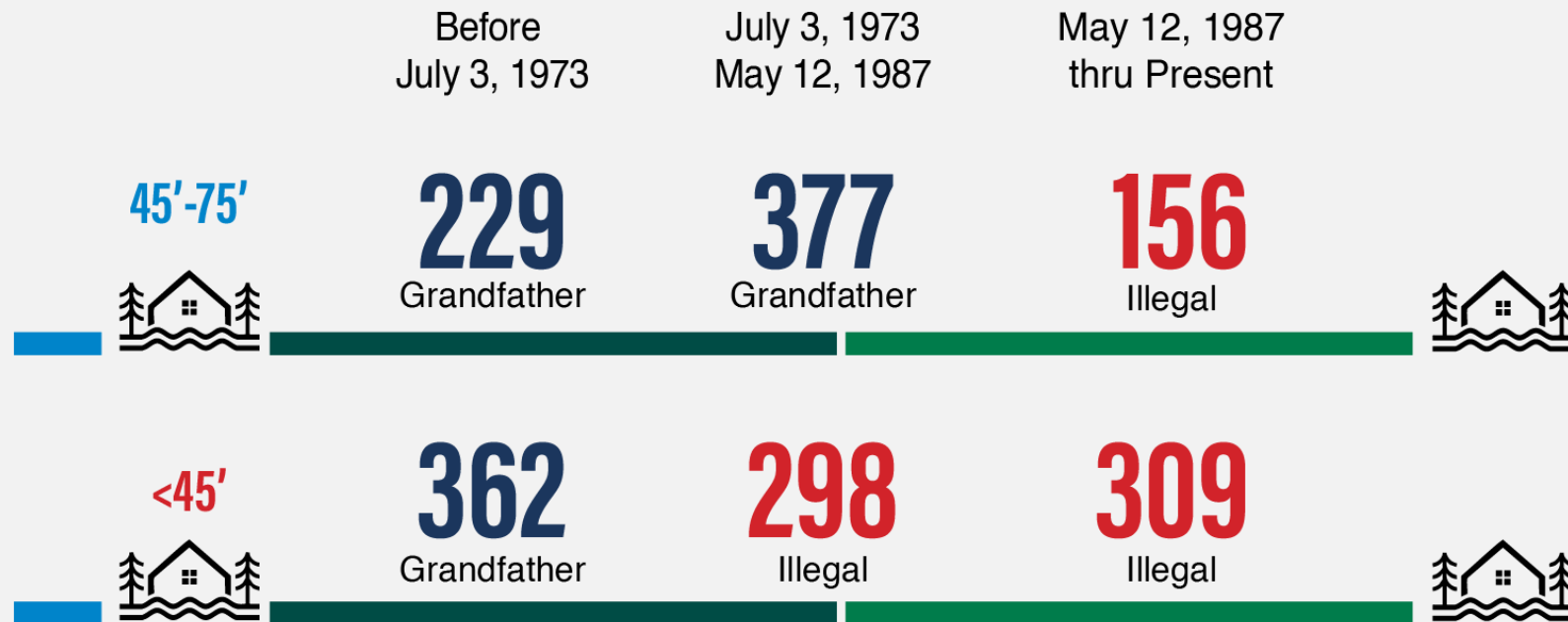


WATERBODY SETBACKS



CURRENT STATE

Setback Violations on Lakes



STRUCTURES BUILT WITHIN 75'

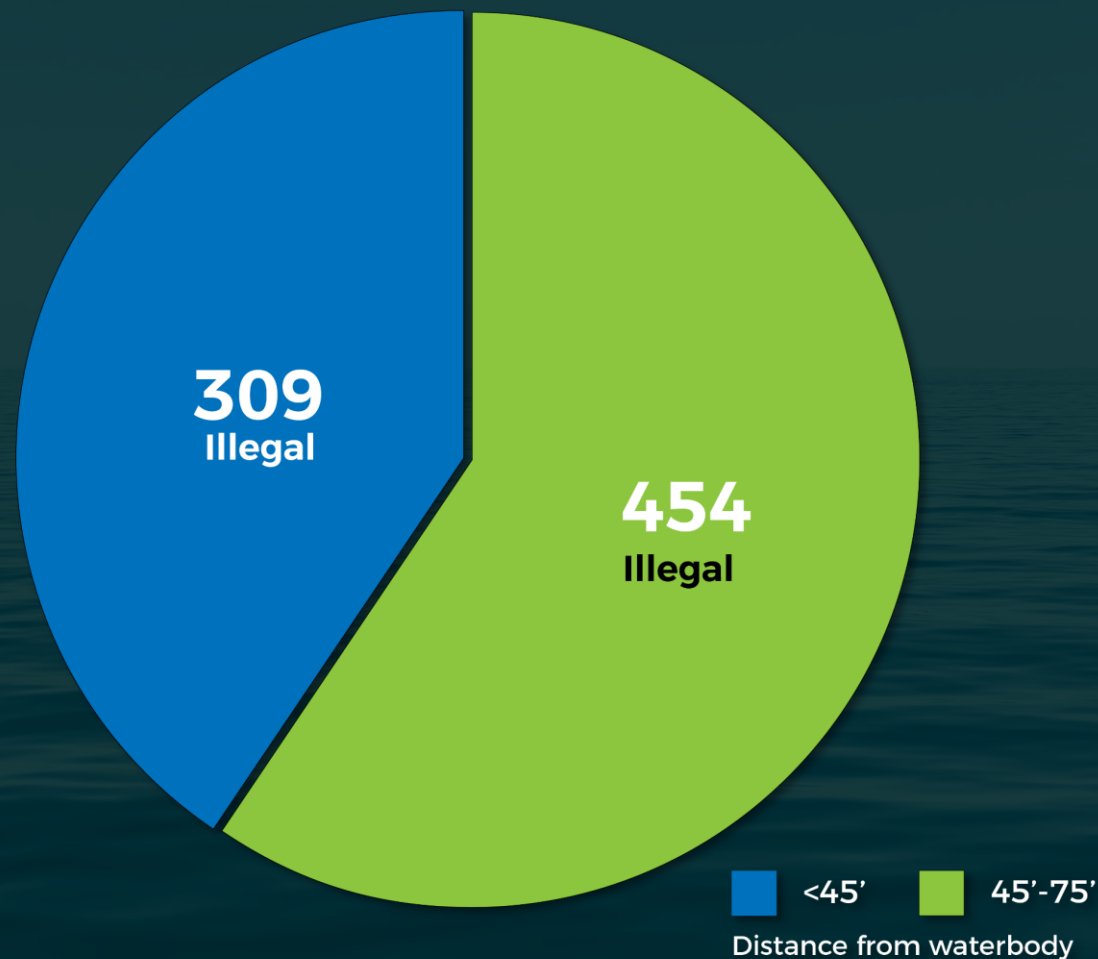
1987- Present

Lakes Only

763

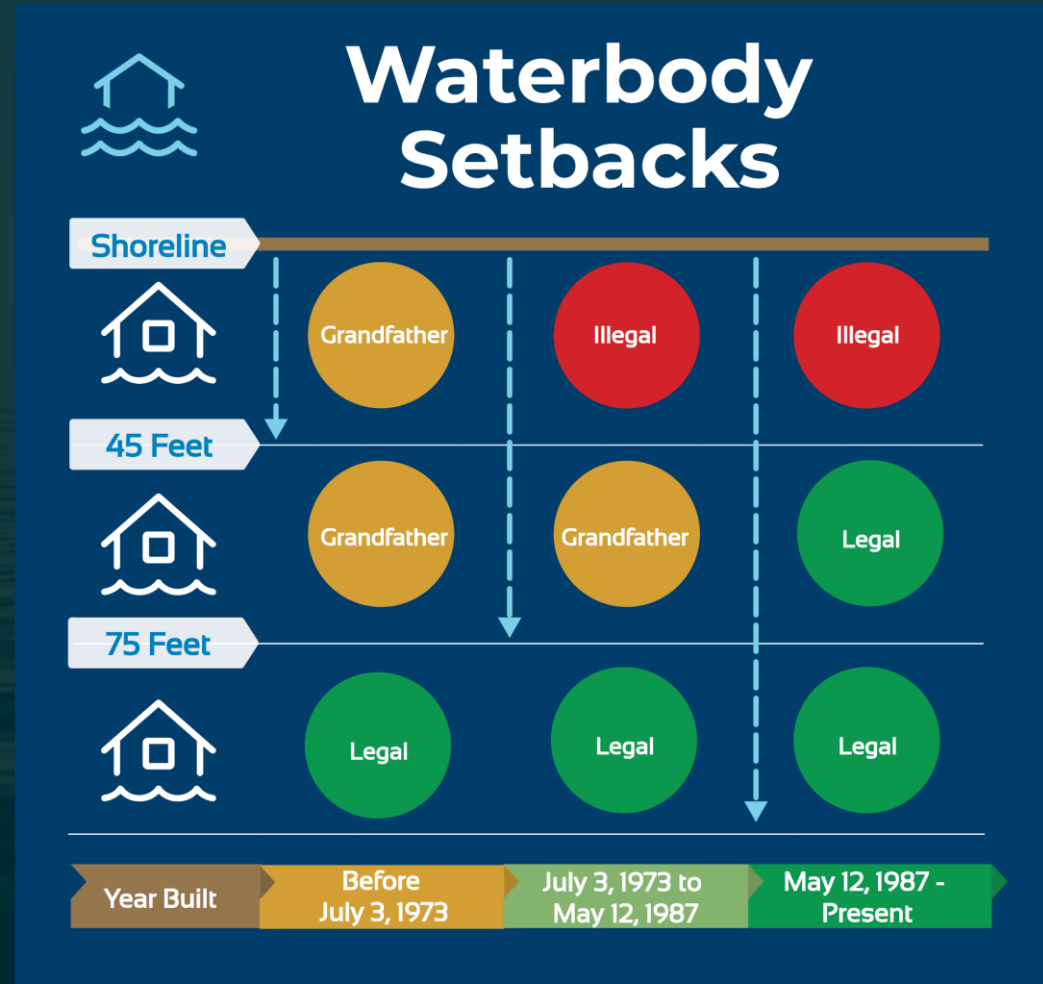
22%

On Big Lake



MSB HISTORY

Setback Regulations



TIMELINE



01

MARCH 2023

Planning Commission recommends failure of ordinance eliminating waterbody setback

02

MAY 2023

Assembly directs staff to work with Planning Commission on amendments to waterbody setback

03

JUNE 2023

Planning Commission opposes the ordinance allowing structures to go within 75 feet so long as certain engineering standards to protect water quality are applied.

04

JULY 2023

Assembly unanimously defeats ordinance allowing structures to go within 75 feet so long as certain engineering standards to protect water quality are applied.

05

AUGUST 2023

Waterbody Setback Advisory Board is established (OR 23-079)

06

SEPTEMBER 2024

Waterbody Setback Advisory Board extended to March 18, 2025

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)

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
22

48
TOTAL
HOURS

WSAB RECOMMENDATIONS

Clarification & Cleanup

- Deleted unnecessary/outdated language
- Clarifies intent
- Clarifies which homes qualify for pre-existing legal nonconforming status



WSAB RECOMMENDATIONS

New general standards near a waterbody

- Kennels, stables, and animal yards no closer than 100 feet
- Stormwater controls for commercial or industrial parking areas within 75 feet
- Storage of liquid hazardous substances within 75 feet requires secondary containment
 - Existing facilities have 5 years to remove or retrofit
- Prohibited within 25 feet
 - Removal of riparian buffer (50%)*
 - Storage of solid waste including debris and animal yard waste
 - Stockpiling of snow
 - Application of fertilizer or herbicides
 - Paved parking areas



WSAB RECOMMENDATIONS



Land Use Permit

- Required for all “ground-disturbing activities” within 75 feet of water
- Ensures compliance with general standards
- Impervious surface cap of 20%*

WSAB RECOMMENDATIONS






Homes allowed between 45' - 75' of standing water with the following restrictions

- Land Use Permit prepared by “qualified professional”
- Identification of current and proposed drainage patterns
- Runoff pollution mitigation measures
- Maintain the pre-development function of wetlands
- Landowner responsible for maintenance of mitigation measures

WSAB RECOMMENDATIONS



Waterbody Setbacks

Shoreline				
	Grandfather	Illegal	Illegal	Illegal
45 Feet				
	Grandfather *	Grandfather *	Legal	Legal
75 Feet				
	Legal	Legal	Legal	Legal
Year Built	Before July 3, 1973	July 3, 1973 to May 12, 1987	May 12, 1987 - Present	Future

* Option to become legal

WSAB RECOMMENDATIONS



Variance

- No longer allowed within 45 feet of a water body
- Results in de facto prohibition of variances near lakes

WSAB RECOMMENDATIONS

Enhanced Enforcement

- Additional staff to patrol waterbodies
- Early detection of water body development



WSAB RECOMMENDATIONS



Habitat Protection Tax Incentive

- Recommend exploration of tax incentive for development near water bodies
- Encourages activities that protect and restore shoreline habitat
- This type of tax credit is allowed by State law and is being used within the Kenai Peninsula Borough

THANK YOU



Alex Strawn

Planning Dept Director



alex.strawn@matsugov.us



(907) 861-7850



RECEIVED
JUN 19 2025
CLERKS OFFICE

By: Water and
Wastewater
Advisory Board,
minus the Chair

Action:

**MATANUSKA-SUSITNA BOROUGH
WATER AND WASTEWATER ADVISORY BOARD RESOLUTION NO. 25-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WATER AND WASTEWATER ADVISORY BOARD 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 Water and Wastewater Advisory Board hereby recommends Assembly adoption of Ordinance 25-073.

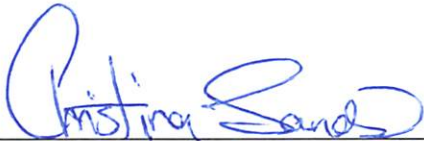
BE IT FURTHER RESOLVED, that the Water and Wastewater Advisory Board recommends to adopt documentation developed by the Matanuska-Susitna Borough volunteer water quality monitoring program, under Resolution 02-060 under project number 20307 as reference material for background water quality under MSB Section 17.55.016 Water Body Setbacks For Pollution Sources.

ADOPTED by the Matanuska-Susitna Borough Water and Wastewater Advisory Board this 18th day of June, 2025.



Bob Walden, CHAIR

ATTEST



Christina Sands, Staff Support

(SEAL)

YES: Robert (Bob) Walden, Danny Noland, Daniel Tucker, Gina Jorgensen, Terry Gortick

NO: None