

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 15.24 ASSEMBLY; ZONING FUNCTIONS TO UPDATE THE PROCESS OF INITIATING AND AMENDING LAKE MANAGEMENT PLANS.

AGENDA OF: November 18, 2025

ASSEMBLY ACTION: Ordinance Serial No. 25-128 was amended and Adopted without objection 02/03/26 BJH

AGENDA ACTION REQUESTED: Refer to Planning Commission for 90 days.

Route To	Signatures
Originator	10/29/2025 X Alex Strawn Signed by: Alex
Department Director	10/29/2025 X Alex Strawn Signed by: Alex
Finance Director	Expired Certificate Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	Expired Certificate X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	10/31/2025 X Michael Brown Signed by: Mike Brown
Borough Clerk	10/31/2025 X Brenda J. Henry for Signed by: Brenda Henry

ATTACHMENT (S) : Ordinance Serial No. 25-128 (7 pp)
 MSB 15.24.031 (2 pp)
 Planning Commission Resolution No. 25-27 (2 pp)
 Resolution No. 25-113 (1 p)

SUMMARY STATEMENT: This ordinance is at the request of Assemblymember Sumner.

The proposed ordinance amends the process for initiating and amending Lake Management Plans within the Borough. Key changes include increasing the approval threshold from 50% of responding shoreline property owners to 51% of all shoreline property owners to ensure stronger community consensus before a plan advances. The ordinance revises terminology, replacing "certify" with "accept" to reflect the Planning Department's actual administrative

function. It also introduces a \$1,500 filing fee and requires the petitioner to pay for mailing and advertising costs associated with the development of the plan.

For lakes without legal public access, the ordinance retains a ballot process among shoreline property owners. However, it changes the required approval threshold from 60% of responding shoreline property owners to at least 51% of all shoreline property owners in order to forward a plan to the Planning Commission and Assembly.

For lakes with legal public access, an ordinance proposing an advisory vote at the next Borough election will be presented to the Assembly. Following certification of the election, staff will seek referral of the draft plan to the Planning Commission from the Assembly.

The proposed ordinance supports the goals and objectives of the Borough Comprehensive Plan.

Matanuska-Susitna Borough Comprehensive Plan

Goal E-3: Create an attractive environment for business investment.

Policy E3-2: Institute appropriate land use guidelines and regulations that reduce land use conflicts and protect residents and businesses.

Goal I-1: Encourage flexibility in the implementation of the Borough's comprehensive plans.

Policy I1-1: Provide a variety of methods, including land-use regulations, subdivision standards and capital improvement plans, to implement the comprehensive plan.

RECOMMENDATION OF ADMINISTRATION: Refer to Planning Commission and then introduce and set for public hearing.

15.24.031 INITIATING AND AMENDING LAKE MANAGEMENT PLANS.

- (A) The following process shall be followed to initiate a lake management plan:
- (1) A petition shall be submitted to the planning department requesting a lake management plan for a specific lake or lakes. Borough, state, and federally owned parcels, not held in trust, will not be counted toward the petition threshold.
 - (2) The planning department shall certify a petition to initiate a lake management plan only if the petition contains the following:
 - (a) signatures of at least 50 percent of all shoreline property owners (as listed by borough tax assessment records) dated within 90 calendar days preceding submission of the petition to the planning department;
 - (b) the mailing address and legal description of each property, or the property's borough tax identification number, for each petitioner; and
 - (c) the printed name and phone number or email address of each petitioner.
 - (3) Within 60 calendar days of receipt of a certified petition, the planning department shall mail numbered notices to all shoreline property owners (as listed by borough tax assessment records) requesting the property owner to indicate whether or not they are in favor of initiating a lake management plan. One notice per parcel will be mailed using certified mail. A return envelope addressed to the planning department, and a deadline of not less than 60 calendar days for responding in writing shall be specified in the notice. The notice shall state that a lake management plan will be initiated if more than 50 percent of all shoreline property owners responding to the planning department prior to the deadline are in favor of developing a lake management plan.
 - (4) The written responses returned to the planning department prior to the deadline will be tabulated. A lake management plan will be initiated if more than 50 percent of all shoreline property owners responding are in favor of developing a lake management plan. Borough, state, and federally owned parcels not held in trust will not be counted toward the tabulation.
 - (5) The planning department shall notify all shoreline property owners (as listed by borough tax assessment records) whether or not a lake management plan will be initiated.

(6) When a lake management plan is initiated, the planning department shall provide a notice to the appropriate community council and assembly member, post a notice at the public access points to the respective lake as identified through current use, post a notice in a newspaper of general circulation distributed within the borough, and develop a public-facing project website to be updated regularly throughout the planning process.

(7) The planning department shall facilitate at least three lake management plan meetings that shall be open to the public and advertised in a newspaper of general circulation distributed within the borough.

(8) Planning staff shall draft a lake management plan based on community input from public meetings, written comments, and the assembly adopted guidelines for lake usage based on lake size and depth.

(9) Residents shall have 30 days to review the draft plan and its proposed regulations.

(10) The planning department will have 30 days after the community review period to make the final edits to the plan.

(11) The planning department shall mail numbered ballots to all shoreline property owners (as listed by borough tax assessment records) to indicate whether or not they are in favor of moving the lake management plan forward to the planning commission and assembly. One ballot per parcel will be mailed using certified mail. The ballot shall include one postage paid, return envelope addressed to the planning department. The ballot shall specify a deadline of not less than 60 calendar days for responding in writing to the planning department. The notice shall state that a lake management plan will be brought to the planning commission and assembly if more than 60 percent of all responding shoreline property owners are in favor of the lake management plan.

(12) If more than 60 percent of all ballots received by the planning department by the ballot deadline are in favor of the lake management plan, the planning department will present the plan and its corresponding ordinance to the planning commission and assembly for public hearing.

(B) The following process shall be followed to amend an adopted lake management plan:

(1) Lake management plan amendments shall be in compliance with MSB 15.24.030.

(2) A lake management plan amendment process shall follow the steps of initiating a lake management plan in accordance with subsection (A) of this section.

By: A. Strawn
Introduced: 12/15/2025
Public Hearing: 01/05/2026
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 25-27**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING MSB 15.24 ASSEMBLY; ZONING FUNCTIONS TO UPDATE THE PROCESS OF INITIATING AND AMENDING LAKE MANAGEMENT PLANS.

WHEREAS, Assembly Ordinance 25-128 amends the process for initiating and amending Lake Management Plans within the Borough; and

WHEREAS, the proposed ordinance increases the approval threshold from 50 percent of responding shoreline property owners to at least 51 percent of all shoreline property owners to ensure stronger community consensus before a plan advances; and

WHEREAS, the proposed ordinance retains a ballot process among shoreline property owners for lakes without legal public access; and

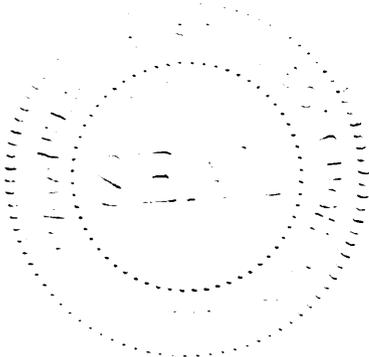
WHEREAS, for lakes with legal public access, the proposed ordinance gives the Assembly the opportunity to consider placing the question before the public for an advisory vote at the next Borough election; and

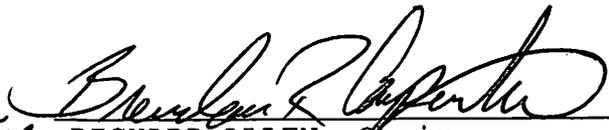
WHEREAS, the proposed ordinance introduces a filing fee and requires the petitioner to pay for mailing and advertising costs associated with the development of the plan; and

WHEREAS, the proposed ordinance supports the goals and objectives of the Borough Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends approval of Assembly Ordinance 25-128.

ADOPTED by the Matanuska-Susitna Borough Planning Commission on this 5th day of January, 2026.




FOR RICHARD ALLEN, Chair

ATTEST


LACIE OLIVIERI, Planning Clerk

(SEAL)

YES: McCabe, Collins, Scoggin, Carpenter, Zagorodniy

NO: