Matanuska-Susitna Borough

Planning Commission Meeting Agenda

Meeting Date: November 16, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen
Vice-Chair: Doug Glenn
Commissioners:

- Brendan Carpenter
- Maksim Zagorodniy
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

Ways to Participate in the Meeting

1. Participate In Person

Members of the public may attend the meeting in person. You will have **three (3) minutes** to provide oral comments unless otherwise directed by the Chair.

2. Submit Written Comments

Send written comments to the Planning Commission Clerk:
Email: msb.planning.commission@matsu.gov
Deadline: Written comments must be received **by 12:00 p.m. (noon) on the Friday before the meeting.**

3. Provide Testimony by Telephone

1) Dial **1-855-290-3803**.
2) You will hear "joining conference" when connected.
3) You will be automatically muted and able to listen to the meeting.
4) When the Chair opens public testimony, if you would like to speak, press ***3**.
5) You will hear "Your hand has been raised."
6) When it is your turn to speak, you will hear "Your line has been unmuted."
7) State your name for the record, spell your last name, and provide your testimony.

4. Observe the Meeting Online

You may watch the meeting live using one of the following platforms:

- Matanuska-Susitna Borough Facebook page
- Matanuska-Susitna Borough YouTube channel

Meeting Agenda

1. Call to Order, Roll Call, and Determination of Quorum
2. Approval of Agenda
3. Pledge of Allegiance
4. Consent Agenda
   A. Meeting Minutes – October 19, 2026
   B. Introduction for Public Hearing: Quasi-Judicial Matters

Resolution 26-22 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands. To Construct Residential Structures Approximately 50 Feet From Rainbow Lake, Located At 1521 North Basie Point Circle (Tax ID # 6040B03L003), Within Township 17 North, Range 2 West, Section 3, Seward Meridian.
Staff: Ashley Stick, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-23 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct An Arctic Entry Addition To An Existing Residential Structure Approximately 67 Feet From Stepan Lake, Located At 149654 W. Gordons Road (Tax ID # 8578B05L015A), Within Township 17 North, Range 3 West, Section 9, Seward Meridian.
Staff: Natasha Grover, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-24 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55 Setbacks And Screening Easements, To Construct A Residential Structure Approximately 10 Feet From The Public Right-Of-Way East Carter Circle, Located At 2774 North Keith Street (Tax ID # 6017B02L004), Within Township 18 North, Range 1 East, Section 33, Seward Meridian.
Staff: Natasha Grover, Current Planner
Public Hearing Date: December 7, 2026

Resolution 26-26 A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct Attached Garage Structure Approximately 50 Feet From Rainbow Lake, Located At 6831 W Scatters Way (Tax ID# 6041B08L010); Within Township 17 North, Range 2 West, Section 3, Seward Meridian.
Staff: Matthew Dungan, Current Planner
Public Hearing Date: December 7, 2026

C. Introduction for Public Hearing: Legislative Matters

5. Committee Reports
6. Agency/Staff Reports
7. Land Use Classifications
8. Audience Participation
9. Public Hearing: Quasi-Judicial Matters
10. Public Hearing: Legislative Matters
11. Correspondence and Information
12. Unfinished Business
13. New Business
14. Commission Business
    A. Planning Commission representative for School Site Selection Committee member
    B. Upcoming Planning Commission Agenda Items
15. Director and Commissioner Comments
16. Adjournment

Accessibility and Accommodation Information

Individuals with disabilities who need reasonable accommodation to participate in this meeting should contact the Borough ADA Coordinator:
Phone: 907-861-8432
Request Deadline: At least one week before the meeting.

MINUTES

October 19, 2026

Matanuska-Susitna Borough
Planning Commission Meeting Minutes

Meeting Date: October 19, 2026
Meeting Time: 6:00 PM

Meeting Location

Assembly Chambers – Dorothy Swanda Jones Building
350 E. Dahlia Avenue
Palmer, Alaska 99645

Planning Commission Members

Chairperson: Richard Allen
Vice-Chair: Doug Glenn
Commissioners:

- Brendan Carpenter
- Maksim Zagorodniy
- Linn McCabe
- Ivan Fonov
- Curt Scoggin

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1. Call to Order, Roll Call, and Determination of Quorum

   The Matanuska-Susitna Borough Planning Commission's regular meeting was held on October 19, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Allen called the meeting to order at 6:00 p.m.

   Attendance:
   (*) Next to a name indicates telephonic participation.

   Present: Commissioner Allen
   Commissioner Fonov
   Commissioner Carpenter
   Commissioner Glenn

   Absent: Commissioner McCabe
   Commissioner Scoggin
   Commissioner Zagorodniy

DRAFT

Staff Present: Mr. Alex Strawn, Planning and Land Use Director
Ms. Kayla Smith, Planning Department Administrative Specialist
Ms. Shannon Bodolay, Assistant Borough Attorney
Mr. Wade Long, Development Services Manager
Ms. Natasha Grover, Current Planner

2. Approval of Agenda

Chair Allen inquired if there were any changes to the agenda.

GENERAL CONSENT: The Agenda was approved without objection.

3. Pledge of Allegiance

Commissioner Glenn led the Pledge of Allegiance.

4. Consent Agenda
   A. Meeting Minutes – October 5, 2026
   B. Introduction for Public Hearing: Quasi-Judicial Matters
   C. Introduction for Public Hearing: Legislative Matters

Chair Allen read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

5. Committee Reports *(There were no Committee reports)*
6. Agency/Staff Reports
7. Land Use Classifications
8. Audience Participation

There being no persons to be heard, audience participation was closed without objection.

9. Public Hearing: Quasi-Judicial Matters

Resolution 26-20 A Resolution Of The Matanuska-Susitna Borough Planning Commission Approving An Amendment To The Hours Of Operation For An Existing Conditional Use Permit At 1150 N. Helen Lane, Located Within Township 17 North, Range 1 West, Section 2, Seward Meridian; Tax Id# 1068000L020.

DRAFT

Staff: Wade Long, Development Services Manager

Chair Allen read the resolution title into the record.

Chair Allen read the ex parte memo. Asking questions of the commissioners.

Mr. Long gave his staff report.

Commissioner Allen and Carpenter questioned staff.

The applicant, Mr. and Ms. Zell, spoke regarding the application.

Commissioner Allen questioned the applicant

Chair Allen opened the public hearing.

There being no one else to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Glenn moved to approve Planning Commission Resolution 26-20. The motion was seconded by Commissioner Fonov.

Discussion ensued

MOTION: Commissioner Glenn moved an amendment to update condition number five. The motion was seconded by Commissioner Carpenter.

VOTE: The amendment passed without objection.

VOTE: The main motion passed as amended without objection.

10. Public Hearing: Legislative Matters

Resolution 26-21 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Adoption of the Fiscal Year (FY) 2028 Capital Improvement Program (CIP).
Staff: Natasha Grover, Current Planner

Chair Allen read the resolution title into the record.

Ms. Grover gave her staff report.

Chair Allen inquired if commissioners had any questions for Ms. Grover.

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Chair Allen opened the public hearing.

Michelle Heun

Jan Reid

There being no one else to be heard, Chair Allen closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Fonov moved to approve Planning Commission Resolution 26-21. The motion was seconded by Commissioner Carpenter.

Discussion ensued.

VOTE: The main motion passed with no objection.

11. Correspondence and Information *(There was no Correspondence and information)*
12. Unfinished Business *(There was no unfinished business)*
13. New Business *(There was no new business)*
14. Commission Business
    A. Upcoming Planning Commission Agenda Items

Chair Allen asked whether Commissioners had any questions about the upcoming agenda items provided in their folders.

15. Director and Commissioner Comments

Commissioner Fonov: Just happy to see everybody out here and the audience participation as well. Thanks so much.

Commissioner Carpenter: No comment

Commissioner Glenn: Yeah, great day for the Borough, I was just over and met with Duffy and we got the money, it's in the hopper. They're going to start turning dirt on the rail extension here in the spring so that's pretty impressive. This has been long long overdue; this is a huge safety issue for the Mat-Su Borough. We're going to be able to bypass all of the hazmat material that has been coming out of Anchorage, through downtown and through downtown Wasilla for a long time and it's a disaster waiting to happen, literally. You know, there's an excess of 200 truckloads of fuel go north through downtown Wasilla every day and its not overly intelligent so finally we

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are there. We are going to be able to bypass all of that, put it on the rail. Railroads are good. So anyway, appreciate all of you thanks for the audience participation. We are going to back your projects. We'll talk to you.

Commissioner Allen: Happy Alaska day. Today was an important day for us as Alaskans to remember.I agree, I read the article about the 250 million before I came over today. That's a big deal, I mean that's real money and that's a big deal for our valley. Make some positive changes as folks have mentioned. So, good stuff, I also appreciaye wjem folks come out from the community and advocate for the projects they care about, that matters.

16. Adjournment

The regular meeting adjourned at 6:39 p.m.

DRAFT

RICHARD ALLEN

Planning Commission Chair

ATTEST:

KAYLA SMITH

Planning Commission Clerk

Minutes approved: _____

INTRO FOR PUBLIC HEARING
QUASI-JUDICIAL

Resolution No. 26-22

A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands. To Construct Residential Structures Approximately 50 Feet From Rainbow Lake, Located At 1521 North Basie Point Circle (Tax ID # 6040B03L003), Within Township 17 North, Range 2 West, Section 3, Seward Meridian.
Staff: Ahley Stick, Current Planner
Public Hearing Date: December 7, 2026

Staff Report

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date:	November 4, 2026
File Number:	**VARY-2026-010069**
Applicant:	Punt Brothers Construction, Inc.
Property Owner:	Punt Brothers Construction, Inc.
Request:	Planning Commission Resolution Request for a Variance – MSB 17.65
Location:	**Rainbow Lake** 1521 N. Basie Point Circle Wasilla, AK 99623 Birdsell Subdivision No. 1 Block 3 Lot 3, Tax ID# 6040B03L003 Township 17 North, Range 2 West, Section 3, Seward Meridian
Size of Property:	0.65 acres
Reviewed By:	Alex Strawn, Planning and Land Use Director Wade Long, Development Services Manager
Staff:	Ashley Stick – Current Planner
Staff Recommendation:	Approval

EXECUTIVE SUMMARY

Punt Brothers Construction, Inc., property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake (Tax ID# 6040B03L003). The applicant proposes to remove an existing residential structure, approximately 50 feet from Rainbow Lake, and replace it with two residential structures of similar square footage and situated the same distance from the shoreline. The existing mobile home has pre-existing legal nonconforming status (also known as grandfather status) as it was constructed in 1972 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*. Per MSB 17.55.020, residential structures are required to maintain a minimum setback of 75 feet from a waterbody. The proposed new

construction cabins would be located within the required shoreline setback area. Approval of this variance would allow the owners to construct the proposed residential structures within the required setback distance at the same distance the current grandfathered structure exists.

MSB 17.65 *Variances* requires a variance permit for residential structures within the setback as highlighted in MSB 17.55.020 *Setbacks for Shorelands*. Per MSB 17.65.020, "*In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met":*

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.
(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.
(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.
(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.
(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

LAND USE

Existing and Proposed Land Use

The subject property is located within the Meadow Lakes Community Council and Assembly District 7. The property is best characterized as rural, low-density residential land within a platted lakeside subdivision. The surrounding Rainbow Lake area is composed primarily of single-family homes, seasonal cabins, and undeveloped wooded lots.

The lot was platted in 1961 under Plat No. 61-53 prior to the establishment of Borough requirements for minimum lot sizes and waterbody setbacks. The lot measures approximately 0.65 acres (approximately 28,314 square feet) and has irregular dimensions due to its location on a peninsula. The subject property has Rainbow Lake water frontage on both the northern and southern property boundaries with the narrowest distance between shorelines being approximately 167 feet. Due to the Borough required 75 foot waterbody setback and State of Alaska Department of Environmental Conservation (DEC) 100 foot setback for wastewater disposal, there is a very small usable area for a septic system associated with residential development. The specific characteristics of this lot shape prioritize waterbody setbacks to septic systems rather than the residential structure to protect public health.

A 30 foot wide access road and an overhead MEA easement, as shown on the original 1961 plat, are located on the northern area of the subject property and are oriented generally east to west across the lot. The topography of the lot has a downward slope of approximately 30 vertical feet towards the northern and southern shorelines from its highest and flattest area. The current grandfathered structure is located in the aforementioned highest and flattest area. The combination of easement locations, topography, and shoreline setbacks creates unique characteristics to consider for development of this lot.

Current land use includes a pre-existing legal nonconforming residential structure. The applicant proposes to remove the existing mobile home, measuring approximately 13.8 feet by 60.2 feet, situated approximately 50 feet from the southern shoreline and replace it with two residential cabins, each measuring 28 feet by 36 feet, situated the same distance from the shoreline as the existing structure.

Surrounding Land Uses

Surrounding land uses are predominantly lakefront residential and include a mix of developed residential and vacant lots, and undeveloped forested lands adjacent to Rainbow Lake.

Commonly Enjoyed Uses Analysis

Planning staff conducted a review of the surrounding area utilizing Borough Assessment files, GIS systems and an in-person site visit to the subject property. Staff analyzed the parcels along the peninsula of Rainbow Lake and found that the majority of the parcels are developed with single family residential homes and have similar unique characteristics regarding buildable area due to easements, topography, and waterbody setbacks. Staff's review found that among the developed properties the majority appear to have legal status and three out of twenty parcels are undeveloped. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations. Existing development patterns of lots on the peninsula establish a clear commonly enjoyed use which are consistent with the proposed use of the requested variance.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

On October 29, 2026 and November 2, 2026 Planning Staff mailed a total of 71 public notices out.
On October 28, 2026 a public notice was distributed to be posted at the Dorothy Swanda Jones building and five Borough Library locations to include; Sutton, Willow, Trapper Creek, Talkeetna and Big Lake.
By October 29, 2026 the application materials were posted on the Borough website.
At the time of this report there was one comment received from the public regarding the application materials or proposed development.

The comment received was in favor of this variance request and expressed a general viewpoint in favor of reduced waterbody setbacks.

Section 17.65.020 Requirements for Granting a Variance

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

Findings of Fact:

1. The subject lot is part of the Birdsell Subdivision No. 1 (Plat 61-53) and was initially platted in 1961 before Borough setback and lot size regulations were established.
2. There is currently a grandfathered residential structure on the property located approximately 50 feet from the shoreline.
3. The existing structure was constructed in 1972 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*.
4. Rainbow Lake is located to the north and south of all parcels on the peninsula.
5. The narrowest distance between shorelines on the northern and southern property boundaries is approximately 167 feet.
6. The widest distance between shorelines on the northern and southern property boundaries is approximately 235 feet.
7. There are multiple recorded access and utility easements occupying the northern portion of the peninsula as shown on Plat 61-53 and site plan dated March 12, 2026.
8. The subject lot measures approximately 0.65 acres.
9. The topography of the lot has a downward slope of approximately 30 vertical feet towards the northern and southern shorelines from its highest and flattest area.
10. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
11. State of Alaska DEC waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
12. According to the application materials, priority for the building envelope is for wastewater disposal to minimize impacts on public health.

Discussion: There is a small building envelope that conforms to Borough regulations available, however unique characteristics do exist due to the combination of easement locations, topography and shoreline setbacks.

Conclusion of Law: Based on the findings, there are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).

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(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

Findings of Fact:

1. Planning staff analyzed nearby parcels on the peninsula of Rainbow Lake.
2. Rainbow Lake is located to the north and south of all parcels on the peninsula.
3. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
4. The lakefront properties within the analysis area are on average 0.57 acres in size.

5. There are 3 parcels on the peninsula with no development, all other parcels have residential structures.
6. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 2,034 square feet.
7. Comparable existing structures on the peninsula are located approximately 25 to 94 feet from the shoreline of Rainbow Lake.
8. The majority of comparable existing structures on the peninsula are located within approximately 50 feet of the shoreline of Rainbow Lake.
9. The applicant proposes to remove the existing grandfather structure which is 830 square foot and approximately 50 feet from Rainbow Lake.
10. The applicant proposes to construct two residential cabins, each measuring 28 feet by 36 feet at approximately 50 feet from Rainbow Lake.
11. The proposed structures will be a combined total of approximately 2,016 square feet.
12. The proposed residential cabins are expected to adhere to all other applicable setbacks.
13. There are multiple recorded access and utility easements occupying the northern portion of the peninsula as shown on Plat 61-53 and site plan dated March 12, 2026.

Discussion: Planning staff found that the surrounding peninsula properties are predominantly developed with residential uses. Existing development patterns of lots on the peninsula establish a clear commonly enjoyed use which are consistent with the proposed use of the requested variance. The proposed development is in efforts to make reasonable improvements and bring the parcel into a functional and usable condition for residential use. Due to the subject property's unique configuration, including water frontage on both the north and south property boundaries and the presence of an easement limiting development on the northern portion of the parcel, strict application of the 75-foot shoreline setback would substantially reduce the available building area. As a result, the applicant would be deprived of the opportunity to develop the parcel with a residential dwelling of a size and character similar to those commonly enjoyed by surrounding legally developed residential properties.

Conclusion of Law: Based on the findings above, strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).

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(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

Findings of Fact:

1. The applicant proposes to construct two residential cabins, each measuring 28 feet by 36 feet at approximately 50 feet from Rainbow Lake.
2. The proposed residential cabins are expected to adhere to all other applicable setbacks.
3. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.

4. Rainbow Lake is located to the north and south of all parcels on the peninsula.
5. According to the application materials, utilizing the current build site will minimize impact on the property by reducing the need for extensive dirt work on a parcel that has shoreline on two sides.
6. According to the application materials, a septic system will be installed.
7. According to the application materials, the subject parcel has a pre-existing well on location which is proposed to be relocated.
8. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
9. State of Alaska DEC waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
10. According to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health.
11. According to the application materials, erosion control will be maintained by introducing plants back into affected areas post construction.

Discussion: The applicant indicates that the proposed development will be served by an on-site wastewater disposal system. Any wastewater disposal system must be designed, permitted, installed, and maintained in full compliance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of this application does not exempt the applicant from obtaining all required permits or meeting applicable state and local wastewater regulations.

Conclusion of Law: Based on the above findings, granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).

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(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

The Matanuska-Susitna Borough Comprehensive Plan (2005 Update) pertains to this request. Two of the land use goals state:

Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.
Policy LU1-1: Provide for consistent, compatible, effective and efficient development within the borough.

This plan does not expressly address variance requests. It does include goals to protect the environment and the surrounding areas. Variance requests are not inconsistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update).

The Meadow Lakes Comprehensive Plan (October 2005) pertains to this request.

3.1 Land Use (C)(2): Natural Vegetation/Site Disturbance – Maximize retention of existing vegetation

3.1 Land Use (C)(6): Setbacks from Waterbodies – Require at least the MSB 75' minimum development setback from streams, lakes, wetlands and other waterbodies.

3.1 Land Use (C)(7): Protection of Water Quality – Use of land adjoining waterbodies shall be designed to minimize impacts on water quality.

3.1 Land Use (D)(1): Rural Residential Areas – Residential use is encouraged.

This plan does not expressly address variance requests. It does include land use goals to protect the environment and the surrounding areas. Variance requests are not inconsistent with the policies and goals of the Meadow Lakes Comprehensive Plan (2005).

Findings of Fact:

1. MSB Chapter 17.65 *Variances* were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby limiting development.
2. Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents.
3. Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough.
4. Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values.
5. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
6. The Meadow Lakes Comprehensive Plan (2005), by design, does not set out precise binding rules on development but instead provides land use objectives on the type of place the community wants to be.
7. The Meadow Lakes Comprehensive Plan (2005) identifies residential use as the encouraged use for its rural residential areas.
8. The Meadow Lakes Comprehensive Plan (2005) prioritizes protection of water quality.
9. The applicant proposes reintroducing vegetation into all affected areas to help control erosion.
10. The applicant proposes to construct two residential cabins, each measuring 28 feet by 36 feet at approximately 50 feet from Rainbow Lake.
11. The proposed residential cabins are expected to adhere to all other applicable setbacks.
12. According to the application materials, utilizing the current build site will minimize impact on the property by reducing the need for extensive dirt work on a parcel that has shoreline on two sides.
13. Planning staff analyzed comparable parcels on the peninsula on Rainbow Lake.
14. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.

15. Planning staff found the lakefront properties within the analysis area are an average of 0.57 acres in size.
16. Development within the analysis area reflects modest residential use, with an average structure size of approximately 2,034 square feet
17. According to the Planning staff's analysis, constructing two residential cabins, each measuring 28 feet by 36 feet is compatible with the surrounding area.
18. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.

Discussion: The subject parcel contains a small building envelope. A variance is needed to adhere to setbacks, leave proposed area for septic system and minimize impact to the parcel during building.

Conclusion of Law: Based on the above findings, the proposed variance is consistent with the Borough Comprehensive plan due to the consideration of environmental impact new construction has on parcels with shoreline. MSB 17.65 (MSB 17.65.020(A)(4)).

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(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Findings of Fact:

1. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
2. There is currently a grandfathered residential structure on the property located approximately 50 feet from the shoreline.
3. State of Alaska DEC waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
4. According to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health.
5. Planning staff analyzed comparable properties located on the peninsula on Rainbow Lake.
6. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
7. Development within the comparable peninsula parcels reflects modest residential use, with an average structure size of approximately 2,034 square feet
8. The proposed structures will be a combined total of approximately 2,016 square feet.
9. Comparable existing structures on the peninsula are located approximately 25 to 94 feet from the shoreline of Rainbow Lake.
10. The majority of comparable existing structures on the peninsula are located within approximately 50 feet of the shoreline of Rainbow Lake.

11. The proposed new construction will be no closer to the shoreline than the existing grandfathered structure is now, which is approximately 50 feet.

Discussion: Existing development patterns of lots on the peninsula establish a clear commonly enjoyed use which are consistent with the proposed use of the requested variance. The proposed square footage of the new construction is consistent with the average square footage of existing residential structures in the comparable area; verifying that the request is a reasonable use of the property. Staff reviewed the site plan and determined that a conforming building area exists; however, development within that area would require substantial site alteration and may impede placement of a wastewater disposal system. The requested reduction from 75 feet to 50 feet represents a reasonable and necessary request to utilize the existing disturbed building area while accommodating residential development and supporting infrastructure.

Conclusion of Law: Based on the above findings, granting a variance will be necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).

Section 17.65.030 Cases Where Variance is Illegal

(A) A variance from this title may not be granted if:

(1) Special conditions that require the variance are caused by the person seeking the variance.

Findings of Fact:

1. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
2. Rainbow Lake is located to the north and south of all parcels on the peninsula.
3. There are multiple recorded access and utility easements occupying the northern portion of the lot as shown on Plat 61-53 and site plan dated March 12, 2026.
4. According to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health.

Conclusion of Law: Based on the above findings, the person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).

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(2) The variance will permit a land use in a district in which that use is prohibited.

Findings of Fact:

1. There are no restrictions on the residential use of the land outside of MSB 17.55 setbacks.

Conclusion of Law: Based on the above findings, the variance, if granted, will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).

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(3) The variance is sought solely to relieve pecuniary hardship or inconvenience

Findings of Fact:

1. Rainbow Lake is located to the north and south of all parcels on the peninsula.
2. There are multiple recorded access and utility easements occupying the northern portion of the lot as shown on Plat 61-53 and site plan dated March 12, 2026.
3. According to the application materials, utilizing the current build site will minimize impact on the property by reducing the need for extensive dirt work on a parcel that has shoreline on two sides.
4. According to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health.

Conclusion of Law: Based on the above findings, the variance is not being sought solely to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

STAFF RECOMMENDATIONS

Staff recommends approval of this variance request to allow the proposed new construction residential structures of a combined total of approximately 2,016 square feet to be constructed within the 75' setback at Tax ID# 6040B03L003 on Rainbow Lake, as referenced on the Acutek Geomatics LLC Plot Plan dated March 12, 2026.

Should the Planning Commission deny the variance, the commission shall create findings supporting the denial and amend the resolution.

Maps

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56040B03L003

Last Updated: 9/25/2026 8:00 AM

Site Information

Account Number	56040B03L003	**Subdivision**	BIRDSELL #1
Parcel ID	10174	**City**	None
TRS	S17N02W03	**Tax Map**	HO09
Abbreviated Description (Not for Convenience)	BIRDSELL #1 BLOCK 3 LOT 3		
Site Address 1	1521 N Basie Point Cir		

Ownership

Owners	PUNT BROTHERS CONST INC	**Buyers**	
Owner's Primary Address	# 506 7362 W PARKS HWY WASILLA AK 99623	**Buyer's Primary Address**	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	$44,400	$27,800	$72,200
2025	$38,600	$26,200	$64,800
2024	$38,600	$24,700	$63,300

Assessments

Year	Land Assessed	Building Assessed	Total Assessed [1]
2026	$44,400	$27,800	$72,200
2025	$38,600	$26,200	$64,800
2024	$38,600	$24,700	$63,300

▼ View Building Details

Structure #1 of 1

Residential Units	1	**Use**	Mobile Home
Condition	Standard	**Design**	Trailer
Basement	None	**Construction Type**	None
Year Built	1972	**Grade**	19.1
Foundation	None	**Well**	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0038	12.521	$904.02
2025	Yes	0038	13.516	$875.84
2024	Yes	0038	13.91	$880.51

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/11/2025	WARRANTY DEED (ALL TYPES)	Palmer 2025-025351-0
02/20/2020	QUITCLAIM DEED (ALL TYPE)	Palmer 2020-003562-0
07/02/2010	WARRANTY DEED (ALL TYPES)	Palmer 2010-012631-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total [3]	LID Exists
PLEASE CALL	$896.69	$0	$0	$0	$0	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.65	0.65	Assembly District 007	27-410	136 WEST LAKES FSA	027 Meadow Lakes RSA

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

[2] If account is in foreclosure, payment must be in certified funds.

[3] If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Matanuska-Susitna Borough, AK

Parcel Map





Legend

- Minor Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- Lot and Block Numbers
- ROW and Easements

Layer

- ROW Easement
- Easement
- Lakes and Rivers
- Section Lines

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Highlighted Polygons
- Highlighted Polygons

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 60 120 180 240 ft

N

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet

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Notes

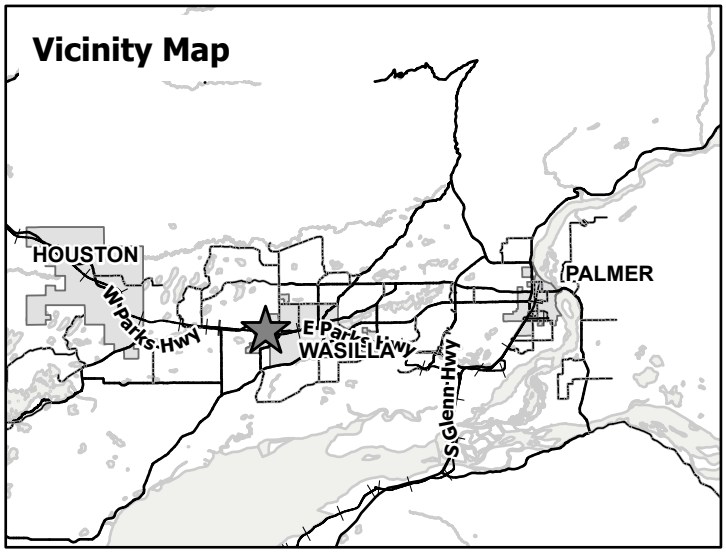
Generated on 22.10.2026 (dd/mm/yyyy)



6040B03L003

Buildable Space

*Depicted buildable space is an approximation only. See plot plan dated 3/12/2026 for proposed measurements verified by a certified surveyor.



N

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MSB Information Technology/GIS
October 23, 2026

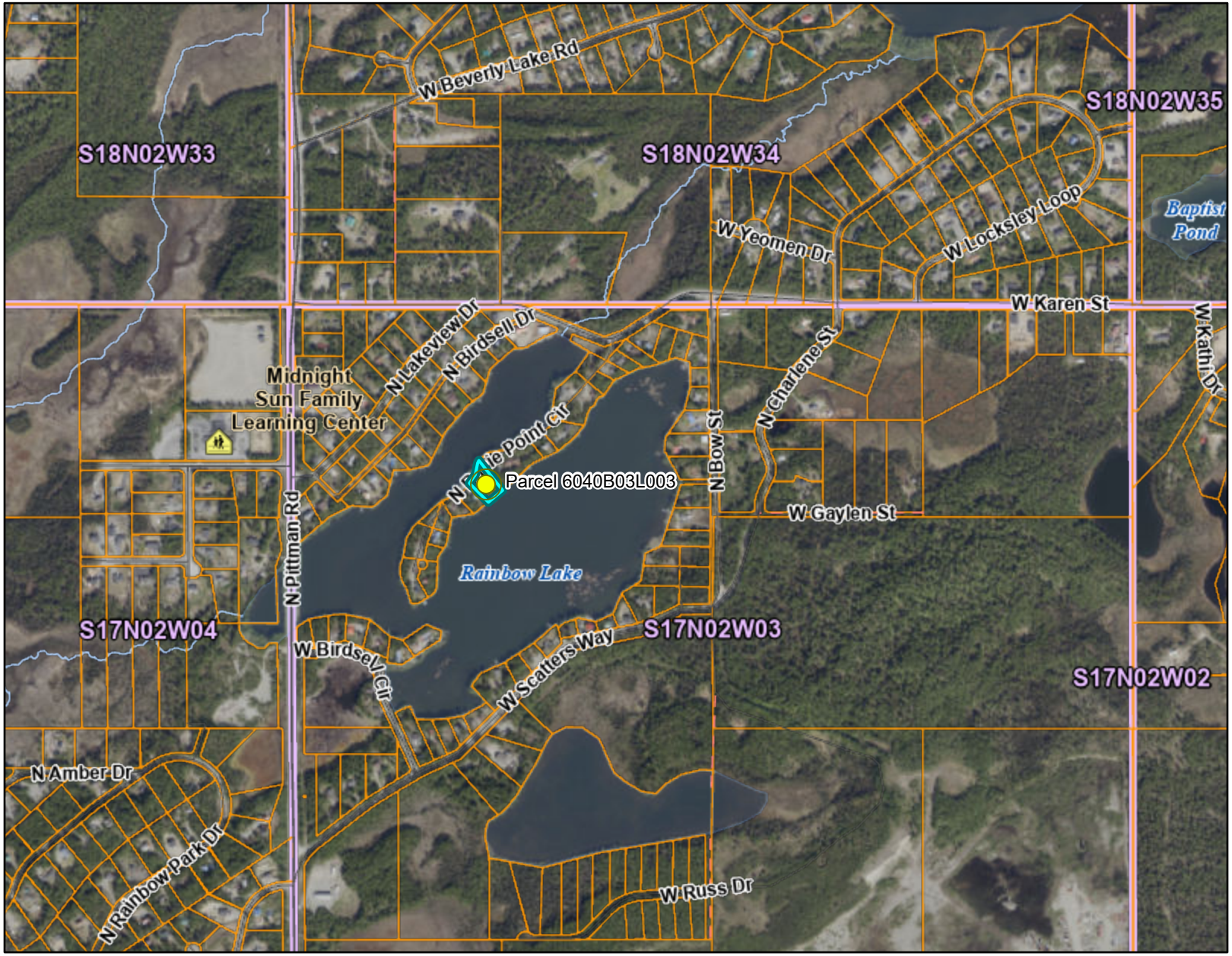
0 100 Feet

Matanuska-Susitna Borough, AK

Parcel Map

November 16, 2026
Planning Commission Packet
24 of 240





Legend

Parcel Viewer

- School
- Medium Road
- Minor Road
- Private Road
- Not Constructed
- Mat-Su Borough Boundary
- Parcels
- Lakes and Rivers
- Streams
- Section Lines

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Highlighted Points
- Highlighted Points

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 1000 2000 3000 4000 ft

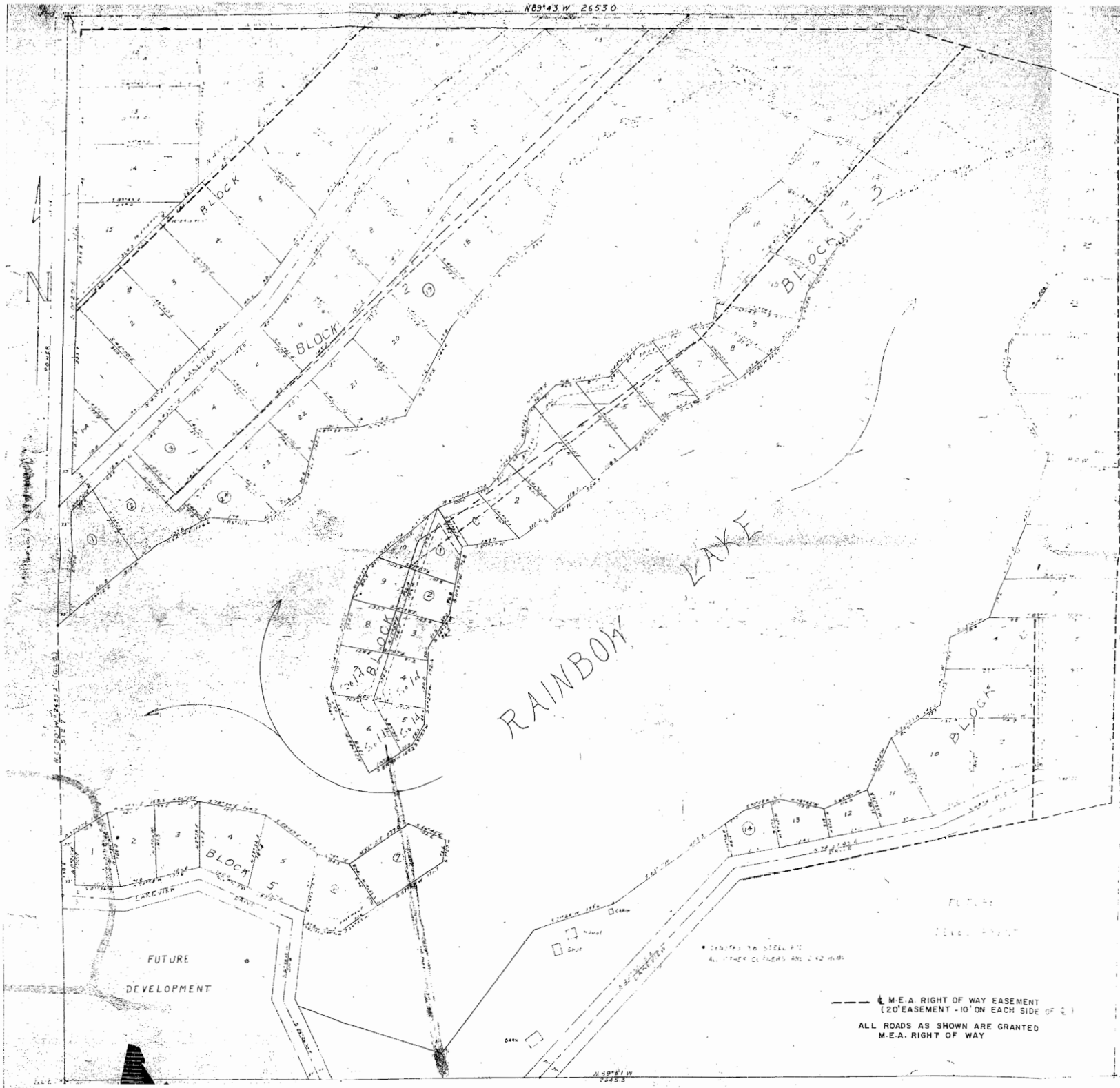
N

NAD 1983 State Plane Alaska 4 FIPS 5004 Feet

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Notes

Generated on 22.10.2026 (dd/mm/yyyy)



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE SUBDIVISION AS SHOWN HEREON.

DATE _____ (OWNER)

DATE _____ (OWNER)

DATE _____ (OWNER)

CERTIFICATE OF REGISTERED SURVEYOR

STATE OF ALASKA } ss

THIS IS TO CERTIFY that on this ____ day of _____ 19__, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____ known and to me known to be the individual described in and who executed the foregoing instrument of writing and each acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Alaska
My commission expires _____

REVISED PLAT OF
BIRDSELL SUBDIVISION NO 1 (RAINBOW LAKES)
IN THE NW 1/4 SEC 3 T17N, R2W SM

THIS REVISED PLAT DEDICATES RIGHT OF WAY TO MATANUSKA ELECTRIC ASSN INC OF PALMER, ALASKA

APPROVED BY

_____
SUBDIVIDER

BIRDSELL SUBDIVISION NO 1

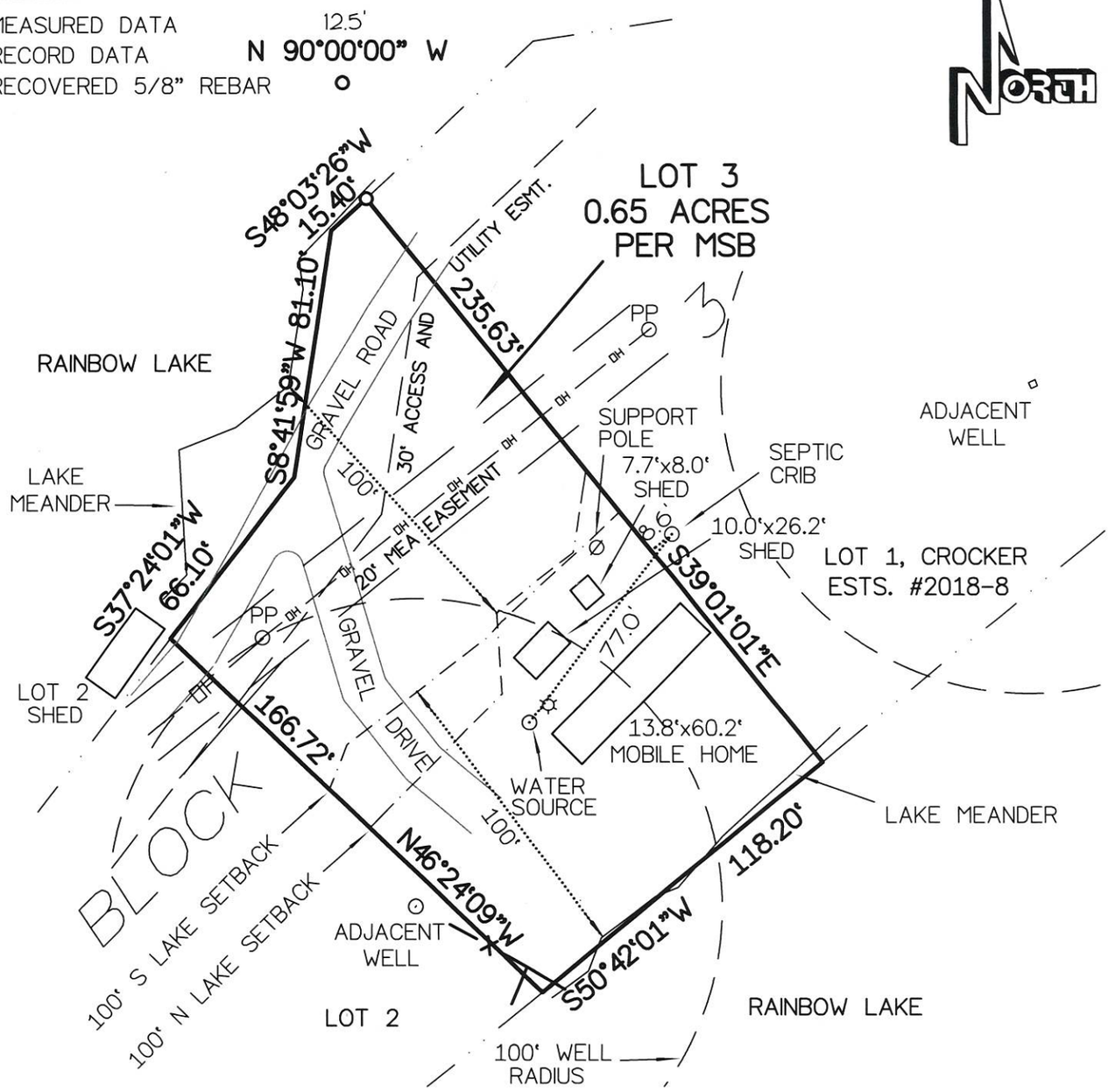
TOWNSHIP 17 NORTH, RANGE 2 WEST
NW 1/4, SEC 3

RECORDED - FILED:
20__ __ __
DATE
TIME
Recording District
Book
Page
Address

Plat file #61-53

LEGEND:

MEASURED DATA
RECORD DATA
RECOVERED 5/8" REBAR



NOTES

1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE SURVEY STANDARDS.
3. FIELD SURVEY PERFORMED ON 9/30/2024.
4. NO USEABLE SEPTIC AREA ON LOT.
5. SEPTIC CRIB LIES WITHIN THE 100' WELL PROTECTIVE RADIUS AND 8.6' OFF LOT.
6. MOBILE HOME LIES WITHIN THE MSB 75' LAKE SETBACK AND 10' SIDE LINE SETBACK.
7. MEA RIGHT OF WAY EASEMENTS 20' WIDE.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

ASBUILT SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN ASBUILT SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 3, BLOCK 3, BIRDSELL SUBDIVISION NO. 1

AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

2025©

STATE OF ALASKA
49th
Terry L. Nicodemus
No.9106-S
REGISTERED PROFESSIONAL LAND SURVEYOR

ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

LOT:	BLOCK:	REV.
3	3	4

SUBDIVISION: BIRDSELL SUBDIVISION NO. 1

DATE:	JOB No:	F.B. No:
	24-03.24	21-01 61

SECTION 3 TOWNSHIP 17N RANGE 2W SEWARD MERIDIAN

SCALE:	DRAWN:	CHECKED:
1" = 50'	TENDRA	TLN

PLAT No. 61-53 MAP No. HO 09
RECORDING DISTRICT PALMER

ASBUILT SURVEY

PREPARED FOR: MERRY HOLMES

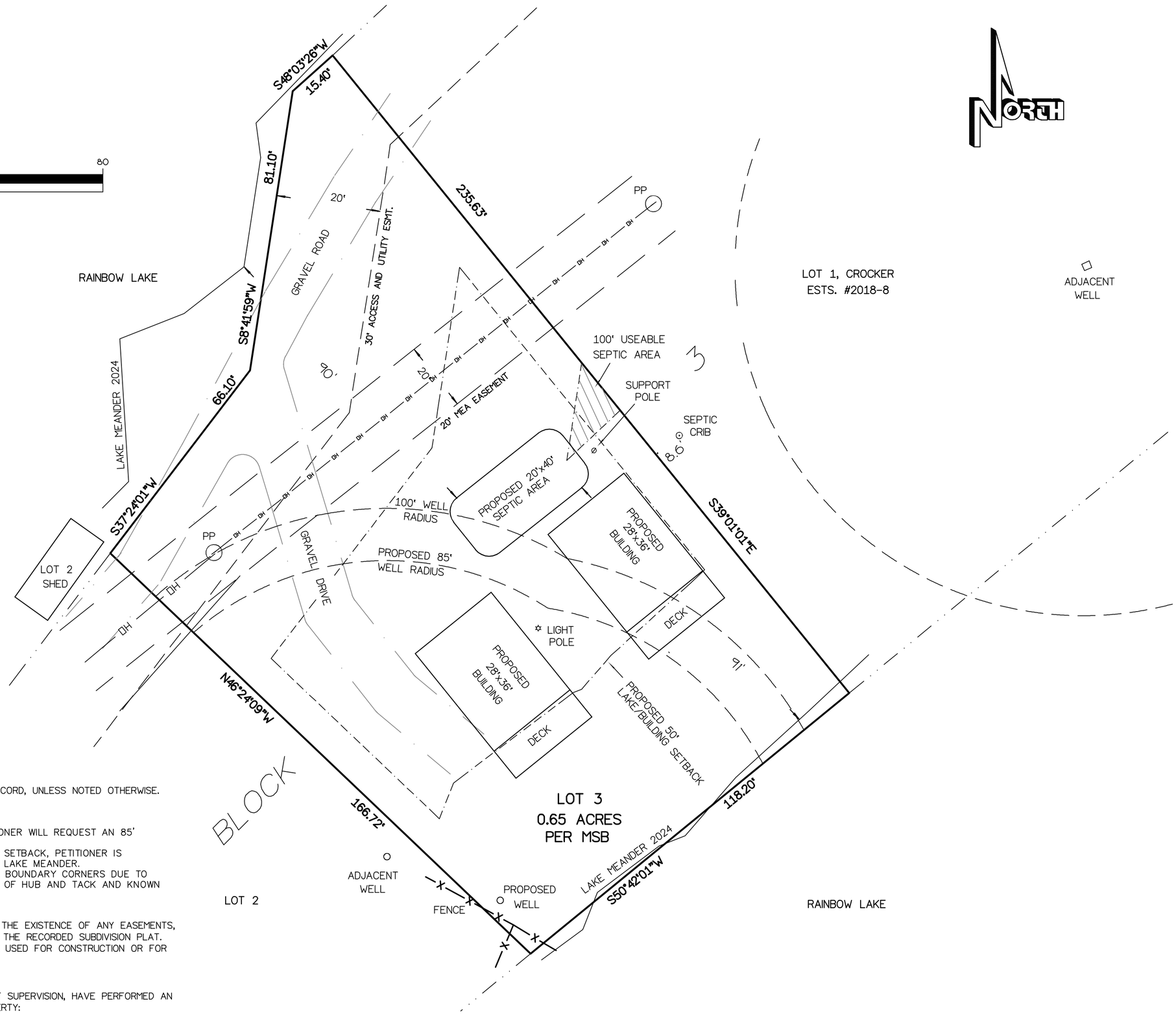
LEGEND:

MEASURED DATA 12.5'
RECORD DATA N 90°00'00" W
RECOVERED 5/8" REBAR o

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET



NOTES

1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY PERFORMED ON 9/30/2024.
3. MEA RIGHT OF WAY EASEMENTS 20' WIDE.
4. LAKE MEANDERS TIED IN 2024.
5. DUE TO UNAVAILABLE USEABLE SEPTIC AREA, PETITIONER WILL REQUEST AN 85' SEPTIC SETBACK.
6. DUE TO SMALL BUILDING ENVELOPE WITHIN 75' LAKE SETBACK, PETITIONER IS REQUESTING A 50' LAKE SETBACK FROM THE SOUTH LAKE MEANDER.
7. EXTENSIVE RETRACEMENT NEEDED TO ESTABLISH ALL BOUNDARY CORNERS DUE TO THE ORIGINAL SUBDIVISION DATE, ORIGINAL CORNERS OF HUB AND TACK AND KNOWN ERRORS.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

PLOT PLAN SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN PLOT PLAN SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:

STATE OF ALASKA 49th
Terry L. Nicodemus
No.9106-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

LOT 3, BLOCK 3, BIRDSELL SUBDIVISION NO. 1
TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 3
SEWARD MERIDIAN, ALASKA

SCALE:	1"= 20'	DESIGNED BY:	TLN	FIELD BOOK:	21-01 61
DATE:	3/12/2026	DRAWN BY:	TENDRA	MAP NO.:	HO 09
FILE No.	24-03.24	CHECKED:	TLN	SHEET:	1 OF 1

PREPARED FOR

PUNT BROTHERS CONSTRUCTION

PREPARED BY

ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

Public Announcement and Replies

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

The Matanuska-Susitna Borough Planning Commission will consider the following:

Punt Brothers Construction, Inc., property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# **56040B03L003**). The property is on 0.65 acres. The owners are proposing two new structures to be built and will be situated as close as 50 feet from Rainbow Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsu.gov by clicking on "All Public Notices & Announcements." For additional information, you may contact Ashley Stick, Current Planner, by phone: 907-861-8527. Provide written comments by e-mail to ashley.stick@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: http://www.matsu.gov/, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

_____

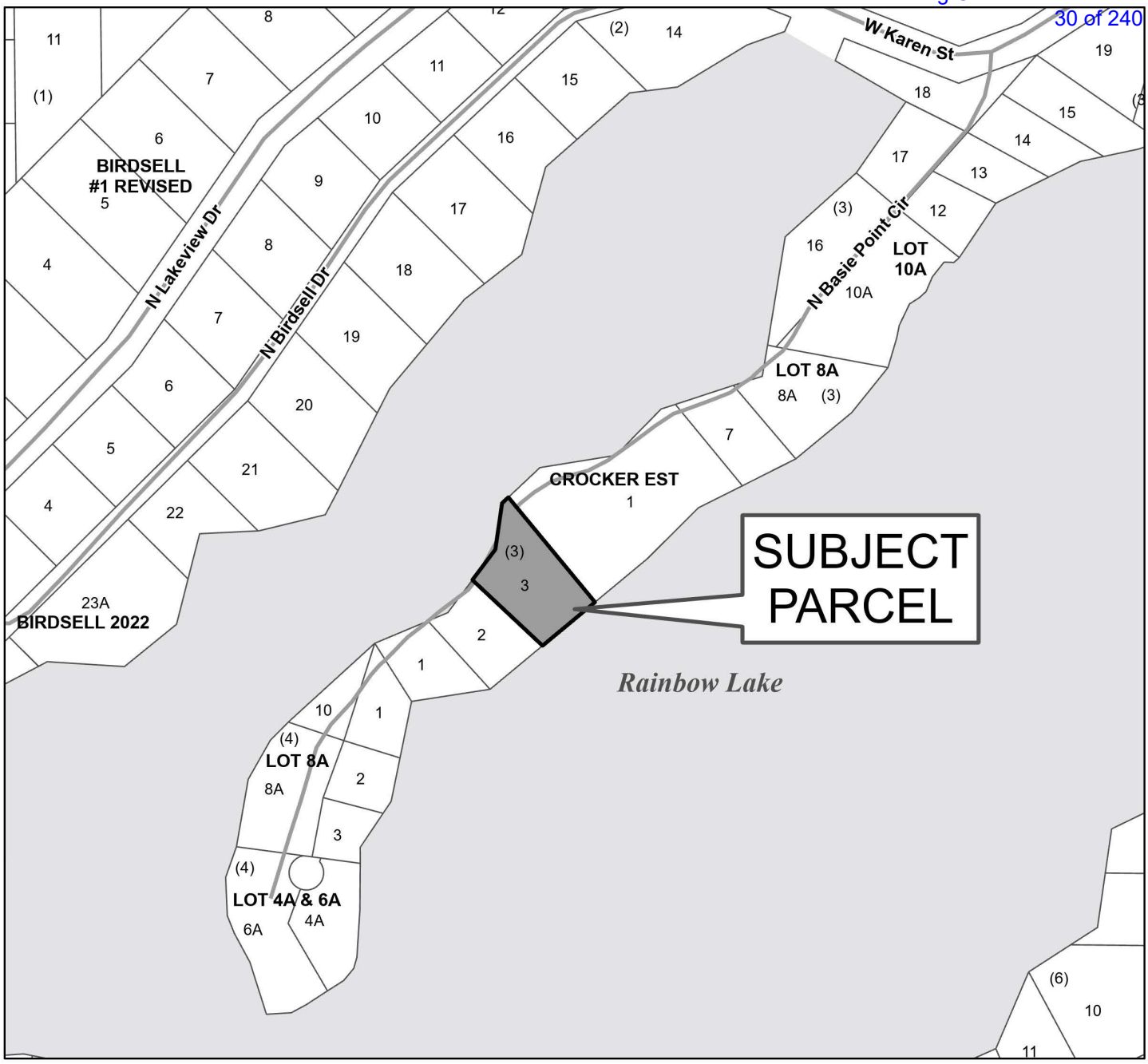
_____

_____

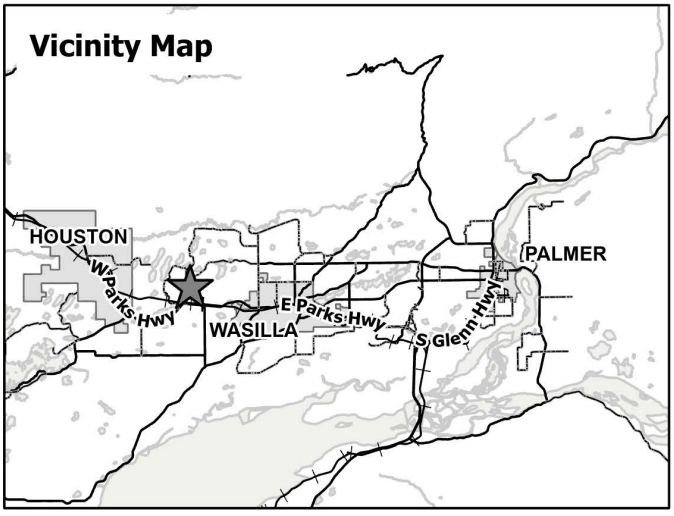
_____

_____

Note: Vicinity Map Located on Reverse Side



6040B03L003



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MSB Information Technology/GIS
October 20, 2026

0 500 Feet

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
40	1ST	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
15.9oz	$35.88	$14.00

Mailed For	Mailed By
Permit Center	Betty Jean Black

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC F or (uncanceled) postage stamps here in of total fee due.

US POSTAGE™ PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 NOV 02 2026

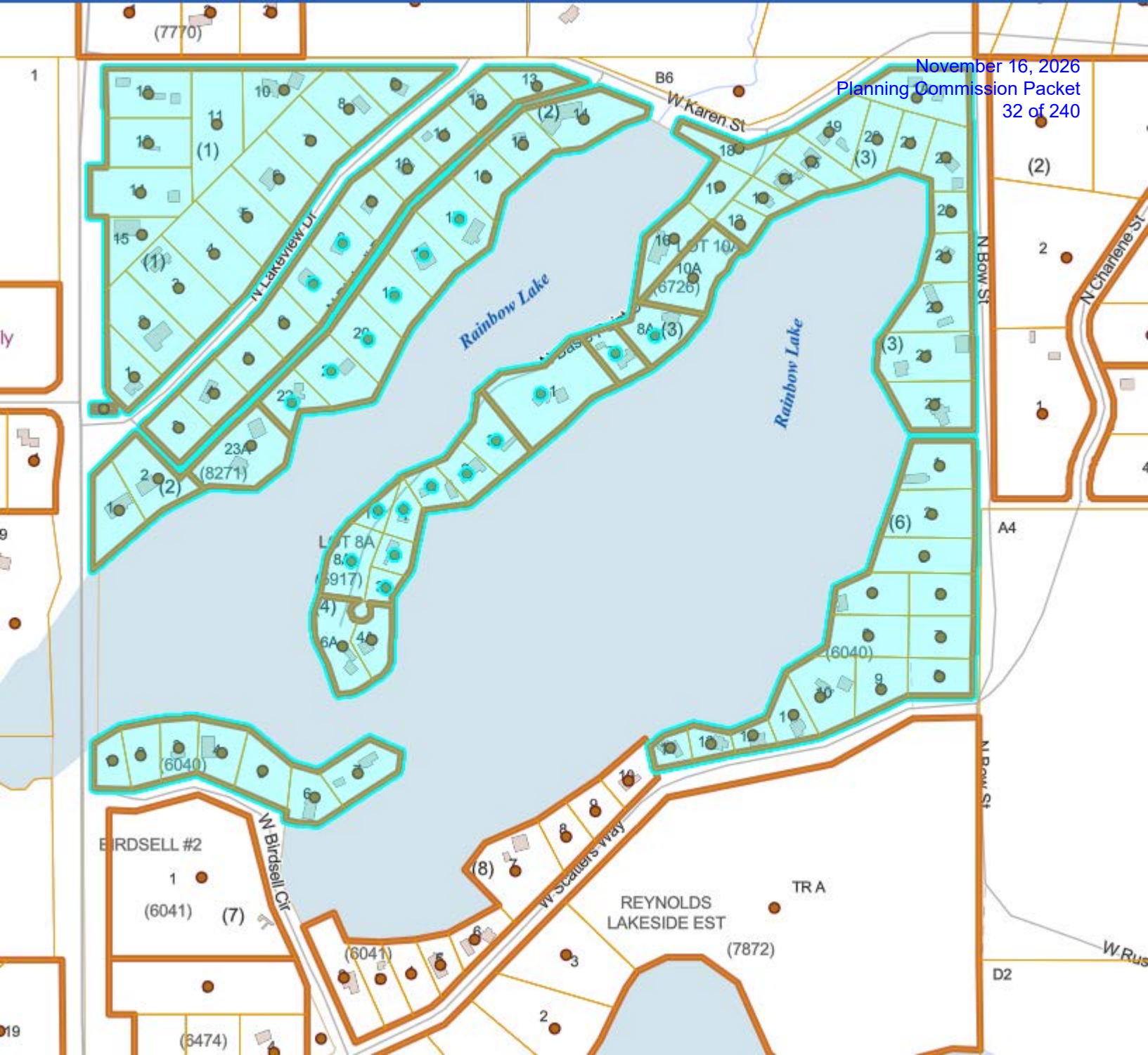
Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PALMER, AK 99645
NOV - 2 2026
USPS

PS Form **3606-D,** January 2016 PSN 7530-17-000-5548

See Reverse for Instructions


Rainbow Lake
Rainbow Lake
W Karen St
B6
W Lakeview Dr
N Bow St
N Charlene St
W Birdsell Cir
W Scatters Way
BIRDSELL #2
REYNOLDS
LAKESIDE EST
TR A
(7872)
(6041)
(6040)
(8271)
(6917)
(6726)
(7770)
(6474)
A4
D2

Rainbow Lake #25

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
25	1st	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
8.5oz	$19.50	$14.00

Mailed For	Mailed By
Permit Center	Betty Jean Blanck

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Post or (uncanceled) postage stamps here in pay of total fee due.

US POSTAGE IMI PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 OCT 29 2026

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PALMER, AK 99645
OCT 29 2026
USPS

PS Form **3606-D,** January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

Rainbow Lakes

56040B02L005 1
SMITH BEATRICE I
1051 E SNOWHILL AVE
% AKA BEATRICE I WILLIAMS
WASILLA, AK 99654-5750

56040B03L002 2
AULD DAVID S & SONIA B
1501 N BASIE POINT CIR
WASILLA, AK 99623-9395

57730000L001 3
JOHNSON MICHAEL M
DENNIS KATHLEEN J
1561 N BASIE POINT CIR
WASILLA, AK 99623

56040B02L006 4
ARCTIC FOX HOME RENTALS LLC
1616 N LAKEVIEW DR
WASILLA, AK 99623

57941B03L008A 5
VALENZUELA KRISTIN
1641 N BASIE POINT CIR
MEADOW LAKE, AK 99623-9391

55917B04L008A 6
AVERILL RODNEY E
2090 CAMPBELL PL
ANCHORAGE, AK 99507

54851B04L006A 7
SCHELL JEFFREY & SHARON
2580 N AVENIDA SORGO
TUCSON, AZ 85749-8113

56040B03L016 8
BRANDENBURGH ALLISON M
305 S 7TH ST
ULYSSES, NE 68669

56040B02L016 9
ASCONE TERESA
3051 WENTWORTH ST
ANCHORAGE, AK 99508

56040B04L001 10
ADCOX CELESTINA U
3495 E 84TH AVE
ANCHORAGE, AK 99507-3617

56726B03L010A 11
WITTNER ERIC K
3870 N RED FOX CIR
WASILLA, AK 99654-1809

54851B04L004A 12
BELL JANE E
7129 E FINGER COVE DR
PALMER, AK 99645

56040B03L003 13
PUNT BROTHERS CONST INC
7362 W PARKS HWY
506
WASILLA, AK 99623

56040B02L017 14
STILLWAUGH JOSHUA R
7362 W PARKS HWY
#671
WASILLA, AK 99623

56040B02L019 15
THOMS ROBERT L
CASERTA CYNTHIA J
7362 W PARKS HWY
BOX 433
WASILLA, AK 99623-9300

56040B03L007 16
X-FACTOR PROPERTIES LLC
821 N ST
STE 102
ANCHORAGE, AK 99501

56040B02L021 17
CRANDALL DUSTY L & SUSAN M
PO BOX 298036
WASILLA, AK 99629

56040B03L001 18
NEWSOME RONNIE JAMES
PO BOX 298166
WASILLA, AK 99629

56040B04L010 19
MOLBURG DONNA M
PO BOX 298204
WASILLA, AK 99629

58271000L023A 20
STENGRIM JON
PO BOX 298926
WASILLA, AK 99629

56040B04L002 21
GOODWIN RONALD E
PO BOX 299044
WASILLA, AK 99629-9044

56040B02L022 22
NIEMI EUGENE A JR
DALY CAILIN M
PO BOX 874626
WASILLA, AK 99687-4626

CC 23
MEADOW LAKES COMMUNITY
COUNCILS
1210 N. Kim Drive,
SUITE B
WASILLA, AK 99623-1921

FSA 136 24
WEST LAKES FSA
CATHI KRAMER
PO BOX 521783
BIG LAKE, AK 99652

RSA 027 25
MEADOW LAKES RSA
ESTHER HUDDLESTON
PO BOX 298895
WASILLA, AK 99629

No	Name 1	Name 2	Address 2
1	PARLIAMENT DAVE		
2	OHLER DALE		#4
3	DOUCAKIS ZACHARIAS & KELSEA		
4	KAVAHAGH DELANEY M		
5	RAVEN MICHELLE		
6	KOONCE JOEL DUANE		
7	LA FAY MICHAEL C		
8	1161 PITTMAN LLC		
9	MILLER EVA	SOMPOLSKI ANTHONY	#263
10	KALNOSKI BARBARA I EST		
11	SANFORD BRIAN P & STEPHANIE		
12	LEWIS CASEY & KYRALYN		
13	MOORE ELAINE L EST		
14	PURCELLA MARK TR	PURCELLA MICHAEL S TRE	
15	ADCOX CELESTINA U		
16	T & A CONSTRUCTION		
17	COLEGROVE S & S LVG TR		STE 1
18	BROWN JAS H		
19	RICE RANDALL P & COLLEEN M		
20	MATICH YOUN B		#53
21	MANSON BOBBIE		
22	FRANCO CELESTE		
23	HAM BRAYON G & STACEY M		
24	MCCABE PAMELA		
25	WHEELER KEVIN P		
26	ZIB ELIZABETH A	FROST MICHAEL T ZIB LOUIS J	
27	KOONCE FREDDIE R & JO ANN		
28	BRATTAIN EDITH KATHLEEN	BRATTAIN BRUCE GORDON	#257
29	LINNELL JOHN R		BOX 489
30	LONG-OLSON PENNY L		#227
31	MATICH JOSEPH		#662
32	PUNT BROTHERS CONST INC		#506
33	RAMSEY CLARK M JR		#234
34	STILLWAUGH JOSHUA R		#671
35	LOCKSLEY LLC		STE 102
36	X-FACTOR PROPERTIES LLC		STE 102
37	MCCURRY VERNITA ANN		
38	ALASKA STATE OF	DEPT OF TRANS & PUB FAC	
39	PRESCOTT DEE ANN		
40	KEENE BRADLEY & BARBARA LVG TR		
41	GUBSER NATHAN & KARISA		
42	SCHNEIDER RICHARD J	GORSUCH VIRGINIA F	
43	COOPER GEARY D & MARY A		

44	C E F PROPERTIES LLC		
45	FRITZ JENNIFER		
46	STELLAR LLC	KNIK GLACIAL LLC	

Outlook

RE: Public Notice 56040B03L003

From Marita Crosby <Marita.Crosby@matsu.gov>
Date Thu 10/29/2026 9:52 AM
To Yenastry Akootchook <Yenastry.Akootchook@matsu.gov>

Printed and Posted.

Marita Crosby
Trapper Creek Library
907-861-7650

From: Yenastry Akootchook <Yenastry.Akootchook@matsu.gov>
Sent: Wednesday, October 28, 2026 10:02 AM
To: Borough.Librarians <Borough.Librarians@matsu.gov>
Cc: Wade Long <Wade.Long@matsu.gov>
Subject: Public Notice 56040B03L003

Good morning,

Please find attached a Public Notice to be posted.

Thank you,

Yenastry Akootchook
Development Services
Division Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.8574
https://www.matsu.gov

Photos



South side of existing structure, slope to southern Rainbow Lake shoreline



South side of property sloped to Rainbow Lake.



Front of existing parcel and shed. Taken from west side of property.



Shed towards front/north side of property.



Shed and front of structure as seen from driveway.



Driveway slope from north side of property. Northern Rainbow Lake shoreline and road/access easement.



Driveway toward north side of the property.

Application

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
Email: permitcenter@matsugov.us

APPLICATION FOR A VARIANCE – MSB 17.65

NOTE: *Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

Required Attachments:

- [X] $1,500 application fee
- [X] Certified Site Plan – as defined in MSB 17.125
- [ ] Structural elevation drawings of the proposed development
- [X] Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): 6040B03L003

Street Address: 1521 N Basie Point Cir

Name of Property Owner

Punt Brothers Construction INC

Mailing: 7362 W Parks Hwy #506
Wasilla, AK 99623

Phone: Hm _____ Fax _____

Work 907-201-0287 Cell "

E-mail: puntbrothersconstruction@gmail.com

Name of Agent / Contact for application

Eric Punt

Mailing: "

Phone: Hm _____ Fax _____

Work " Cell "

E-mail: "

NARRATIVE – In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement.	**Attached**
Identify the exact code standard(s) which the request for variance is related to.	
Provide a detailed written description as to why the variance is required.	
What unusual conditions or circumstances apply to the property for which the variance is sought?	

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Signature: Property Owner	Printed Name	Date
Eric Punt Matt Punt	Eric Punt Matt Punt	4/29/26
Signature: Agent	Printed Name	Date
Eric Punt	Eric Punt	4/29/26

How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	
How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	

A variance may <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> applicable to this application.	**Attached**
The special conditions that require the variance are caused by the person seeking the variance.	
The variance will permit a land use in a district in which that use is prohibited.	
The variance is sought solely to relieve pecuniary hardship or inconvenience.	

Drawings	**Attached**
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. The survey must be submitted under the seal of an Alaska Registered Land Surveyor.	
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 10174 and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

Variance Application for:
1521 N Basie Pt. Cir.
Wasilla AK, 99623

-We are requesting a variance of code MSB 17.55.020 which states all habitable structures remain @ least 75' from high water mark. We are requesting to build 50' from the high water mark.

-A variance is required due to the small lot size with waterfront on both sides of the property. There is very limited space to build and meet required setbacks for structures and for septic system. The topography of the property favors building closer to the water.

-The property is located on a peninsula with water on both sides. It has an easement that runs through the north section which can't be built in which further limits where structures can be located.

-If we are not granted a variance we will not be able to have a habitable structure built, without excessive dirt-work/ clearing of vegetation, or impacting the ability to have a septic system. The neighbors well is right on the property line, which further limits our usable space for a septic without placing the cabins closer to the lake.

-The granting of the variance will not be injurious to nearby property. In fact, it will help their property values. Currently there is a 1970's mobile home that is for lack of better words, an eye sore, that is grandfathered in with water setbacks. We plan to remove the trailer from the property and replace it with two modern cabins. With the variance, we would like to build 50' from the high water mark, which puts us even with the neighboring property so we would not be invading their view, or having them invade ours. With where we are planning to build, there is already a flat spot where the trailer is sitting that is cleared of vegetation, so we will not need to remove vegetation closer to the water to make the builds happen. There are several properties on the lake with multiple dwelling units, including the direct neighbor to the east.

-The variance will be in harmony with the objectives of this title, as it will not impact the water frontage, be injurious to other properties on the lake, and will improve overall the property values around it.

-With the approval of the variance, we will be able to have less impact on the property. If it is not approved, we will have to bring in a several truck loads of fill to level off the property where the setbacks could be met. Introducing more loose materials to the surface and changing the overall landscape. There are several properties on the lake that are used in a similar manner and are closer than 75' setbacks.

-With the variance, we will be able to leave the land less impacted with our dirt work, to minimize erosion. We are general contractors and take pride in keeping our job sites clean and secure. This will help keep our environmental impact level on the property down as well as not becoming a nuisance for the neighboring properties. Once construction is complete, we plan to control erosion by introducing vegetation back into all effected areas.

-We purchased the land as is, and are not responsible in any way, shape, or form for needing the variance.

-The property doesn't fall under any zoning that would prohibit the use as we intend.

-The variance we are seeking is to maintain legal status, not to relieve pecuniary hardship or inconvenience. It will leave the land substantially less impacted, due to the flat topography we would be using where the grandfathered mobile home sits.

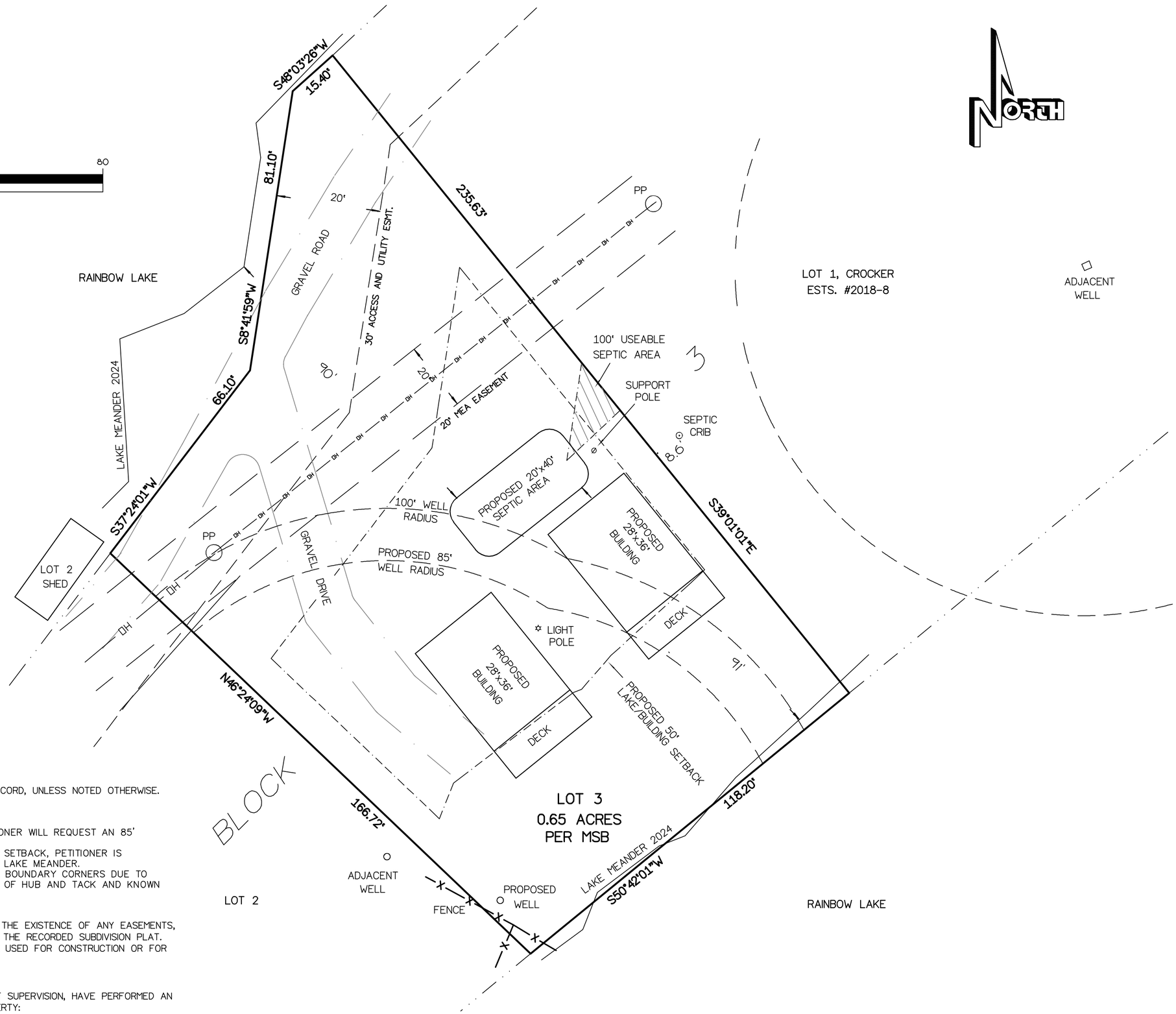
LEGEND:

MEASURED DATA 12.5'
RECORD DATA N 90°00'00" W
RECOVERED 5/8" REBAR o

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET



NOTES

1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY PERFORMED ON 9/30/2024.
3. MEA RIGHT OF WAY EASEMENTS 20' WIDE.
4. LAKE MEANDERS TIED IN 2024.
5. DUE TO UNAVAILABLE USEABLE SEPTIC AREA, PETITIONER WILL REQUEST AN 85' SEPTIC SETBACK.
6. DUE TO SMALL BUILDING ENVELOPE WITHIN 75' LAKE SETBACK, PETITIONER IS REQUESTING A 50' LAKE SETBACK FROM THE SOUTH LAKE MEANDER.
7. EXTENSIVE RETRACEMENT NEEDED TO ESTABLISH ALL BOUNDARY CORNERS DUE TO THE ORIGINAL SUBDIVISION DATE, ORIGINAL CORNERS OF HUB AND TACK AND KNOWN ERRORS.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

PLOT PLAN SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN PLOT PLAN SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:

STATE OF ALASKA 49th
Terry L. Nicodemus
No.9106-S
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

LOT 3, BLOCK 3, BIRDSELL SUBDIVISION NO. 1
TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 3
SEWARD MERIDIAN, ALASKA

SCALE:	1"= 20'	DESIGNED BY:	TLN	FIELD BOOK:	21-01 61
DATE:	3/12/2026	DRAWN BY:	TENDRA	MAP NO.:	HO 09
FILE No.	24-03.24	CHECKED:	TLN	SHEET:	1 OF 1

PREPARED FOR

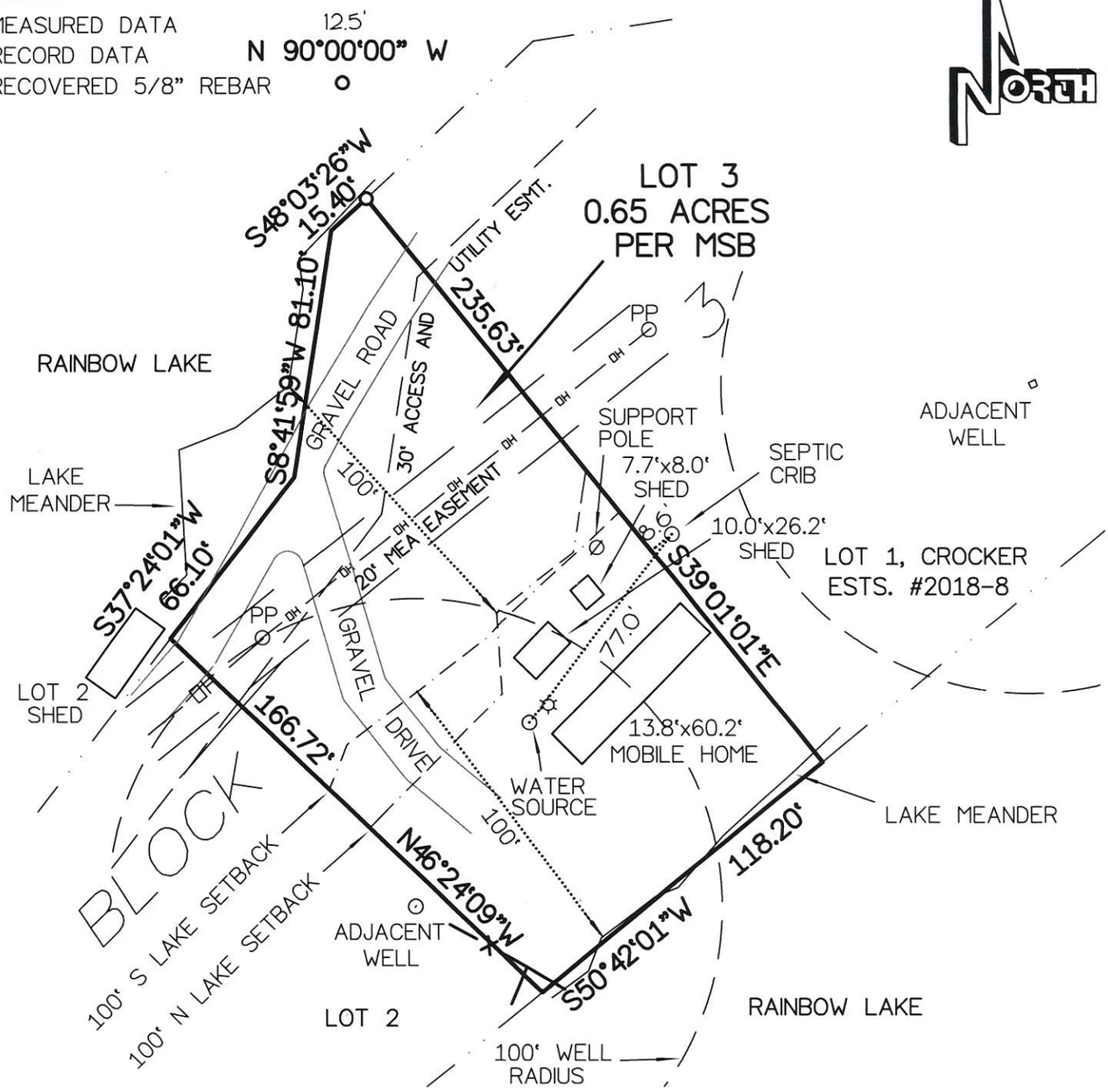
PUNT BROTHERS CONSTRUCTION

PREPARED BY

ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

LEGEND:

MEASURED DATA
RECORD DATA
RECOVERED 5/8" REBAR



NOTES

1. ALL BEARINGS, DISTANCES AND AREAS SHOWN ARE RECORD, UNLESS NOTED OTHERWISE.
2. THIS SURVEY IS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE SURVEY STANDARDS.
3. FIELD SURVEY PERFORMED ON 9/30/2024.
4. NO USEABLE SEPTIC AREA ON LOT.
5. SEPTIC CRIB LIES WITHIN THE 100' WELL PROTECTIVE RADIUS AND 8.6' OFF LOT.
6. MOBILE HOME LIES WITHIN THE MSB 75' LAKE SETBACK AND 10' SIDE LINE SETBACK.
7. MEA RIGHT OF WAY EASEMENTS 20' WIDE.

EXCLUSION NOTE:

IT IS THE RESPONSIBILITY OF THE OWNERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

ASBUILT SURVEY CERTIFICATE:

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED AN ASBUILT SURVEY ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 3, BLOCK 3, BIRDSELL SUBDIVISION NO. 1

AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

2025©

STATE OF ALASKA
49th
Terry L. Nicodemus
No.9106-S
REGISTERED PROFESSIONAL LAND SURVEYOR

ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. SUITE 104, WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM

DATE:	JOB No: 24-03.24	F.B. No: 21-01 61	
SCALE: 1" = 50'	DRAWN: TENDRA	CHECKED: TLN	

LOT: 3 BLOCK: 3 REV. 4

SUBDIVISION: BIRDSELL SUBDIVISION NO. 1

SECTION 3 TOWNSHIP 17N RANGE 2W SEWARD MERIDIAN

PLAT No. 61-53 MAP No. HO 09

RECORDING DISTRICT PALMER

PREPARED FOR: MERRY HOLMES

ASBUILT SURVEY

Comments

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

56040B03L002 2
AULD DAVID S & SONIA B
1501 N BASIE POINT CIR
WASILLA, AK 99623-9395

The Matanuska-Susitna Borough Planning Commission will consider the following:

Punt Brothers Construction, Inc., property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# **56040B03L003**). The property is on 0.65 acres. The owners are proposing two new structures to be built and will be situated as close as 50 feet from Rainbow Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsu.gov by clicking on "All Public Notices & Announcements." For additional information, you may contact Ashley Stick, Current Planner, by phone: 907-861-8527. Provide written comments by e-mail to ashley.stick@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: http://www.matsu.gov/, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: DAVID AULD ***Mailing Address:*** 1501 N Basie Point Cir WASILLA, AK 99623

Location/Legal Description of your property: BIADSELL #1 BLOCK 3 LOT 2

Comments: I don't have a problem with this but if approved it should set a precedent for all other land owners to be allowed to build within 50 of the lake also

---

Note: Vicinity Map Located on Reverse Side

Draft Resolution

By: Ashley Stick
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-22

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE IN ACCORDANCE WITH MSB 17.65, VARIANCES, FROM MSB 17.55.020 SETBACKS FOR SHORELANDS, TO CONSTRUCT RESIDENTIAL STRUCTURES APPROXIMATELY 50 FEET FROM RAINBOW LAKE, LOCATED AT 1521 NORTH BASIE POINT CIRCLE (TAX ID# 6040B03L003), WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 3, SEWARD MERIDIAN.

WHEREAS, Punt Brothers Construction, Inc., property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# 6040B03L003).; and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, the subject lot is part of the Birdsell Subdivision No. 1 (Plat 61-53) and was initially platted in 1961 before Borough setback and lot size regulations were established; and

WHEREAS, there is currently a grandfathered residential structure on the property located approximately 50 feet from the shoreline; and

WHEREAS, the existing structure was constructed in 1972 predating current waterbody setback standards per MSB 17.55.020 Setbacks for Shorelands; and

WHEREAS, Rainbow Lake is located to the north and south of all parcels on the peninsula; and

WHEREAS, the narrowest distance between shorelines on the northern and southern property boundaries is approximately 167 feet; and

WHEREAS, the widest distance between shorelines on the northern and southern property boundaries is approximately 235 feet; and

WHEREAS, there are multiple recorded access and utility easements occupying the northern portion of the peninsula as shown on Plat 61-53 and site plan dated March 12, 2026; and

WHEREAS, the subject lot measures approximately 0.65 acres; and

WHEREAS, the topography of the lot has a downward slope of approximately 30 vertical feet towards the northern and southern shorelines from its highest and flattest area; and

WHEREAS, there is a small building envelope that adheres to Borough setback regulations per MSB 17.55 Setbacks and Screening Easements; and

DRAFT

WHEREAS, State of Alaska DEC waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b); and

WHEREAS, according to the application materials, priority for the building envelope is for wastewater disposal to minimize impacts on public health; and

WHEREAS, Planning staff analyzed nearby parcels on the peninsula of Rainbow Lake; and

WHEREAS, comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations; and

WHEREAS, the lakefront properties within the analysis area are on average 0.57 acres in size; and

WHEREAS, there are 3 parcels on the peninsula with no development, all other parcels have residential structures; and

WHEREAS, development within the comparable parcels reflects modest residential use, with an average structure size of approximately 2,034 square feet; and

WHEREAS, comparable existing structures on the peninsula are located approximately 25 to 94 feet from the shoreline of Rainbow Lake; and

DRAFT

WHEREAS, the majority of comparable existing structures on the peninsula are located within approximately 50 feet of the shoreline of Rainbow Lake; and

WHEREAS, the applicant proposes to remove the existing grandfather structure which is 830 square foot and approximately 50 feet from Rainbow Lake; and

WHEREAS, the applicant proposes to construct two residential cabins, each measuring 28 feet by 36 feet at approximately 50 feet from Rainbow Lake; and

WHEREAS, the proposed structures will be a combined total of approximately 2,016 square feet; and

WHEREAS, the proposed residential cabins are expected to adhere to all other applicable setbacks; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

WHEREAS, according to the application materials, utilizing the current build site will minimize impact on the property by reducing the need for extensive dirt work on a parcel that has shoreline on two sides; and,

DRAFT

WHEREAS, according to the application materials, a septic system will be installed; and

WHEREAS, according to the application materials, the subject parcel has a pre-existing well on location which is proposed to be relocated; and

WHEREAS, according to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health; and

WHEREAS, according to the application materials, erosion control will be maintained by introducing plants back into affected areas post construction; and

WHEREAS, MSB Chapter 17.65 Variances were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby limiting development; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough; and

DRAFT

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005), by design, does not set out precise binding rules on development but instead provides land use objectives on the type of place the community wants to be; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005) identifies residential use as the encouraged use for its rural residential areas; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005) prioritizes protection of water quality; and

WHEREAS, the applicant proposes reintroducing vegetation into all affected areas to help control erosion; and

WHEREAS, there are no restrictions on the residential use of the land outside of MSB 17.55 setbacks; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-22;

DRAFT

1. There are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).
2. Strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is consistent with the Borough Comprehensive plan due to the consideration of environmental impact new construction has on parcels with shoreline. MSB 17.65 (MSB 17.65.020(A)(4)).
5. Granting a variance will be necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).
8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

DRAFT

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct two approximately 1008 square foot residential structures within the parcel located on Rainbow Lake (Tax ID# 6040B03L003), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

By: Ashley Stick
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-22

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE IN ACCORDANCE WITH MSB 17.65, VARIANCES, FROM MSB 17.55.020 SETBACKS FOR SHORELANDS, TO CONSTRUCT RESIDENTIAL STRUCTURES APPROXIMATELY 50 FEET FROM RAINBOW LAKE, LOCATED AT 1521 NORTH BASIE POINT CIRCLE (TAX ID# 6040B03L003), WITHIN TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 3, SEWARD MERIDIAN.

WHEREAS, Punt Brothers Construction, Inc., property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# 6040B03L003).; and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, the subject lot is part of the Birdsell Subdivision No. 1 (Plat 61-53) and was initially platted in 1961 before Borough setback and lot size regulations were established; and

WHEREAS, there is currently a grandfathered residential structure on the property located approximately 50 feet from the shoreline; and

WHEREAS, the existing structure was constructed in 1972 predating current waterbody setback standards per MSB 17.55.020 Setbacks for Shorelands; and

WHEREAS, Rainbow Lake is located to the north and south of all parcels on the peninsula; and

WHEREAS, the narrowest distance between shorelines on the northern and southern property boundaries is approximately 167 feet; and

WHEREAS, the widest distance between shorelines on the northern and southern property boundaries is approximately 235 feet; and

WHEREAS, there are multiple recorded access and utility easements occupying the northern portion of the peninsula as shown on Plat 61-53 and site plan dated March 12, 2026; and

WHEREAS, the subject lot measures approximately 0.65 acres; and

WHEREAS, the topography of the lot has a downward slope of approximately 30 vertical feet towards the northern and southern shorelines from its highest and flattest area; and

WHEREAS, there is a small building envelope that adheres to Borough setback regulations per MSB 17.55 Setbacks and Screening Easements; and

DRAFT

WHEREAS, State of Alaska DEC waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b); and

WHEREAS, according to the application materials, priority for the building envelope is for wastewater disposal to minimize impacts on public health; and

WHEREAS, Planning staff analyzed nearby parcels on the peninsula of Rainbow Lake; and

WHEREAS, comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations; and

WHEREAS, the lakefront properties within the analysis area are on average 0.57 acres in size; and

WHEREAS, there are 3 parcels on the peninsula with no development, all other parcels have residential structures; and

WHEREAS, development within the comparable parcels reflects modest residential use, with an average structure size of approximately 2,034 square feet; and

WHEREAS, comparable existing structures on the peninsula are located approximately 25 to 94 feet from the shoreline of Rainbow Lake; and

WHEREAS, the majority of comparable existing structures on the peninsula are located within approximately 50 feet of the shoreline of Rainbow Lake; and

WHEREAS, the applicant proposes to remove the existing grandfather structure which is 830 square foot and approximately 50 feet from Rainbow Lake; and

WHEREAS, the applicant proposes to construct two residential cabins, each measuring 28 feet by 36 feet at approximately 50 feet from Rainbow Lake; and

WHEREAS, the proposed structures will be a combined total of approximately 2,016 square feet; and

WHEREAS, the proposed residential cabins are expected to adhere to all other applicable setbacks; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

WHEREAS, according to the application materials, utilizing the current build site will minimize impact on the property by reducing the need for extensive dirt work on a parcel that has shoreline on two sides; and,

DRAFT

WHEREAS, according to the application materials, a septic system will be installed; and

WHEREAS, according to the application materials, the subject parcel has a pre-existing well on location which is proposed to be relocated; and

WHEREAS, according to the application materials, the priority for the building envelope is for wastewater disposal to minimize impacts on public health; and

WHEREAS, according to the application materials, erosion control will be maintained by introducing plants back into affected areas post construction; and

WHEREAS, MSB Chapter 17.65 Variances were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby limiting development; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough; and

DRAFT

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005), by design, does not set out precise binding rules on development but instead provides land use objectives on the type of place the community wants to be; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005) identifies residential use as the encouraged use for its rural residential areas; and

WHEREAS, the Meadow Lakes Comprehensive Plan (2005) prioritizes protection of water quality; and

WHEREAS, the applicant proposes reintroducing vegetation into all affected areas to help control erosion; and

WHEREAS, there are no restrictions on the residential use of the land outside of MSB 17.55 setbacks; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-22;

DRAFT

1. There are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).
2. Strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is consistent with the Borough Comprehensive plan due to the consideration of environmental impact new construction has on parcels with shoreline. MSB 17.65 (MSB 17.65.020(A)(4)).
5. Granting a variance will be necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).
8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

DRAFT

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct two approximately 1008 square foot residential structures within the parcel located on Rainbow Lake (Tax ID# 6040B03L003), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

INTODUCTION FOR PUBLIC HEARING
QUASI-JUDICIAL

Resolution No. 26-23

A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct An Arctic Entry Addition To An Existing Residential Structure Approximately 67 Feet From Stepan Lake, Located At 149654 W. Gordons Road (Tax ID # 8578B05L015A), Within Township 17 North, Range 3 West, Section 9, Seward Meridian.

Staff: Natasha Grover, Current Planner

Public Hearing Date: December 7, 2026

STAFF REPORT

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date:	November 4, 2026
File Number:	**VARY-2025-010066**
Applicant:	Sharon Hart
Property Owner:	Sharon Hart and Ronald Peterson
Request:	Planning Commission Resolution Request for a Variance – MSB 17.65
Location:	**Stepan Lake** 14965 W. Gordons Road Big Lake, AK 99652 Texas Subdivision Lot 15A Block 5; Tax ID# 8578B05L015A Plat 2024-150, Resubdivision of Plat 63-15 Township 17 North, Range 3 West, Section 9, Seward Meridian
Size of Property:	0.63 acres
Reviewed By:	Alex Strawn, Planning and Land Use Director Wade Long, Development Services Manager
Staff:	Natasha Grover – Current Planner
Staff Recommendation:	Approval

EXECUTIVE SUMMARY

Sharon Hart, property owner, has applied for a variance under MSB 17.65 for a parcel located on Stepan Lake (Tax ID# 8578B05L015A). There is an existing residential structure which is located approximately 67.7 feet from Stepan Lake which has legal nonconforming status. The applicant proposes to add an arctic entry, approximately 12 by 12 feet in size, to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake. The existing residential home is eligible to obtain legal nonconforming status as it was constructed in 1986 within an acceptable timeframe to receive amnesty status from current waterbody setback

standards per MSB 17.80.020(A)(2) *Legal Nonconforming Structures*. Per MSB 17.55.020 *Setbacks for Shorelands*, residential structures are required to maintain a minimum setback of 75 feet from a waterbody. The proposed addition to the structure would be located within the required shoreline setback area. Approval of this variance would allow the owners to construct the proposed residential addition within the required setback distance at nearly the same distance to the shoreline as the current structure exists.

MSB 17.65 *Variances* requires a variance permit for residential structures within the setback as highlighted in MSB 17.55.020 *Setbacks for Shorelands*. Per MSB 17.65.020, "*In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met":*

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.
(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.
(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.
(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.
(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

LAND USE

Existing and Proposed Land Use
The subject property is located within the Big Lake Community Council and Assembly District 5. The property is best characterized as rural, low-density residential land within a platted lakeside subdivision. The surrounding Stepan Lake area is composed primarily of single-family homes, seasonal cabins, and undeveloped wooded lots.

The lot was platted in 1963 under Plat No. 63-15 prior to the establishment of Borough requirements for minimum lot sizes and waterbody setbacks. The lot measures approximately 0.63 acres (approximately 27,298 square feet) and has irregular dimensions. The subject property has approximately 260 feet of Stepan Lake water frontage on the northern property boundary and approximately 319 feet of frontage on an unconstructed right-of-way known as West Fort Worth Drive. The topography of the lot has a slope of approximately 10 vertical feet from its highest area along the southern property line down to the northern shoreline. The right-of way that exists directly adjacent to the southern property line also has a slope of approximately 10 vertical feet declining towards the north within the platted right-of-way. A lake access easement exists on the eastern corner of the subject property. A small portion of the northwestern corner of the lot is designated as wetlands; described as Drainageway per the Cook Inlet Classification and described as Freshwater Emergent Wetland per the National Wetland Inventory. The combination of topography, waterbody setbacks, and right-of-way setbacks creates unique characteristics to consider for development of this lot.

Current land use includes an existing legal nonconforming residential structure located approximately 67.7 feet from Stepan Lake. The applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake.

Surrounding Land Uses
Surrounding land uses are predominantly lakefront residential and include a mix of developed residential and vacant lots, and undeveloped wetlands and forested lands adjacent to Stepan Lake.

Commonly Enjoyed Uses Analysis
Planning staff conducted a review of the surrounding area utilizing Borough Assessment files, GIS systems and an in-person site visit to the subject property. Staff analyzed the parcels along the southern shoreline of Stepan Lake and found that the majority of the parcels are developed with single-family residential homes and have similar unique characteristics regarding buildable area due to easements, topography, and waterbody setbacks. Staff review found that among the developed properties the majority appear to have legal status and fourteen out of twenty-six lots are undeveloped, with twelve of the twenty-six lots having structural development. Eight of the twelve lots having structural development appear to be legally conforming to Borough regulations. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations. Existing development patterns of lots in the common analysis area establish a clear commonly enjoyed use which are consistent with the proposed use of the requested variance.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

Public notification was completed per MSB 17.03 *Public Notification.*

On October 29, 2026 and November 2, 2026, Planning Staff mailed a total of 52 public notices.

By October 29, 2026, a public notice was distributed to be posted at six public places; the Dorothy Swanda Jones building and five Borough Library locations to include Sutton, Willow, Trapper Creek, Talkeetna, and Big Lake.

By October 29, 2026, the application materials were posted on the Borough website.

At the time of this report there were no comments received regarding the application materials or proposed development.

Section 17.65.020 Requirements for Granting a Variance

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

Findings of Fact:

1. Texas Subdivision (Plat 63-15) was initially platted in 1963 before Borough setback and lot size regulations were established.
2. The subject lot is part of the Texas Subdivision Lot 15A Block 5 (Plat 2024-150); a re-plat of Texas Subdivision of Lot 15 and Lot 16 (Plat 63-15). This platting action eliminated a previous lot line and therefore combined Lot 15 and Lot 16, making the current subject property bigger than it previously existed.
3. The subject lot measures approximately 0.63 acres (27,298 square feet).
4. There is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake.
5. The existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures.*
6. The existing structure was constructed in 1986 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*.
7. Stepan Lake is located to the north of the subject parcel.
8. Residential parcels are located east and south of the subject parcel.
9. Undeveloped parcels are located west and south of the subject parcel.
10. Designated wetland areas exist to the northwest of the subject parcel.
11. A recorded lake access easement occupies a portion of the eastern corner of the property per Plat 2024-150.
12. The topography of the lot has a download slope of approximately 10 vertical feet from its highest area along the southern property line down to the northern shoreline.
13. The topography within the right-of way known as West Fort Worth Drive has a slope of approximately 10 vertical feet declining towards the north within the platted right-of-way.
14. Right-of-way setback distance for the construction of residential structures is 25 feet per MSB 17.55 *Setbacks and Screening Easements*.
15. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.

Discussion: There is a small building envelope that conforms to Borough regulations available, however unique characteristics do exist due to the combination of easement locations, topography and shoreline setbacks.

Conclusion of Law: Based on the findings, there are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).

(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

Findings of Fact:

1. Planning staff analyzed nearby parcels on the southern shoreline of Stepan Lake.
2. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
3. The lakefront properties within the analysis area are on average 0.72 acres in size.
4. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 1,580 square feet.
5. Four of the eight comparable properties have structures located at least 75 feet from the shoreline of Stepan Lake and meet current waterbody setback requirements.
6. Four of the eight comparable properties have structures located within 45 feet of the shoreline of Stepan Lake.
7. The nearest comparable existing structure is located approximately 15 feet from the shoreline of Stepan Lake.
8. There is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake.
9. The existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures.*
10. The existing structure was constructed in 1986 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*.
11. The applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake.
12. The existing structure conforms to all other applicable setbacks.
13. A detached structure which is not habitable, such as an arctic entry, would be permitted per MSB 17.02 *Mandatory Land Use Permit* and MSB 17.55.020 *Setbacks for* Shorelands so long as the structure was not used for habitation and did not contain sanitary or fuel storage.
14. The entry to the existing legal nonconforming structure has been in its current location since the structure was erected in 1986.

Discussion: Planning staff found that the surrounding comparable properties predominantly developed with residential uses. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance. The arctic entry would be legal if it were constructed and detached from the existing legal nonconforming structure. Attaching an arctic entry to a residential home is a reasonable development in Alaska and does not have a greater impact on the nearby waterbody than a detached structure would. Due to the subject property's unique configuration, including small lot size and frontage on public rights-of-way, strict application of the 75-foot waterbody setback would limit the reasonable development of the subject property. As a result, the applicant would be deprived

of the opportunity to reasonably develop the property in a similar manner to the commonly enjoyed use by surrounding legally developed residential properties.

Conclusion of Law: Based on the findings above, strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title (MSB 17.65.020(A)(2)).

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(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

Findings of Fact:

1. There is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake.
2. The existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures.*
3. The applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake.
4. The existing structure conforms to all other applicable setbacks.
5. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
6. Stepan Lake is located to the north of the subject parcel.
7. State of Alaska Department of Environmental Conservation (DEC) waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
8. An existing septic system was installed on the subject property on June 27, 2023, was certified by Paul E. Pinard, P.E., and is recorded on file with the State of Alaska Department of Environmental Conservation (DEC).
9. A detached structure which is not habitable, such as an arctic entry, would be permitted per MSB 17.02 *Mandatory Land Use Permit* and MSB 17.55.020 *Setbacks for* Shorelands so long as the structure was not used for habitation and did not contain sanitary or fuel storage.

Conclusion of Law: Based on the above findings, granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).

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(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

The property is located within the Big Lake planning area. The Big Lake Comprehensive Plan Update (August 2009) pertains to the subject property. Two of the land use and environment priority goals of the plan are:

LU&E Priority Goal 3 – Protect the natural environment.
As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, wetlands and other natural environmental features.

LU&E Priority Goal 4 – Provide for freedom to enjoy our properties.
The plan supports a balance of freedom to use property as individuals choose up to that point where one person's use limits the rights of neighbors to enjoy their property. Responsible land use should be in harmony with surrounding land use without damaging the health, safety and welfare of adjacent property.

Four types of residential areas are recognized in the plan. The subject property is in the "Dispersed Residential" area defined as *"Rural residential areas, where lots are larger, and the natural setting is more dominant. This is the primary land use type in the Big Lake area."*

One of the strategies to achieve the broad goals is to "Establish Community-Wide Development Guidelines" (Strategies to Achieve Land Use Goals – Strategy 4). Some of the guidelines that pertain to this property are as follows:

- ***Natural Vegetation/Site Disturbance*** *– Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear-cutting of the entire parcel prior to selling or developing land is strongly discouraged.*
- ***Protection of Water Quality*** *– Use of land adjoining waterbodies should be designed to minimize impacts on water quality. Actions to achieve this goal include minimizing removal of natural vegetation along the majority of the edge of lakes, streams or wetlands, to keep lawn chemicals, silt, and septic effluents out of the watershed, to inhibit bank erosion and provide habitat for wildlife such as ducks and loons, while providing some screening of development.*
- ***Building Setbacks from Waterbodies (new structures)*** *– require at least the MSB 75' minimum development setback from streams, lakes, wetlands and other waterbodies; "development" is defined as habitable structures. Non habitable structures, such as boathouses, shed, decks or saunas can be built within 75' of lakes and streams, but these improvements should be designed to have minimal environmental and visual impact on the adjoining waterway.*
- ***Building Setbacks from Waterbodies (existing non-compliant structures)*** *– for buildings developed after the date (1987) of the setback ordinance (Chapter 17.55 of the Borough Code of Ordinances) and prior to the adoption of the Borough's land use permit (2007), special consideration should be given, in keeping with state statutes, to approving setback violation appeals caused by inadequate information and communications of that information to property owners. This is not advocating blanket approvals of setback violations but rather that leeway be given to approving violations that have no adverse impact on surrounding properties and waterbodies, and which occurred as honest mistakes and not as overt violations of the criteria by people who knew or should have known better. The plan recommends these approvals contain restrictions on expanding the encroachment or rebuilding a destroyed structure. However, all requests for variances must be considered in accordance with Alaska Statute 29.40.040(B).*

Within the Big Lake Comprehensive Plan Update (August 2009), the introduction is a statement discussing the authority of the plan.

"A comprehensive plan is a legally recognized document, with the authority to guide decisions on land use, public facilities and services, transportation and other issues. At the same time, comprehensive plans are intended to set broad goals that will remain relevant over multiple years. Consequently, by design, this plan does not set out precise binding rules on development, such as might be established in a Special Use District. Nor does it make final decisions on the specific locations of new roads or public facilities. What it does do is present general goals on the type of place the community wants to be in the future and then outline general strategies on how to reach these goals."

The Big Lake Comprehensive Plan Update (August 2009) does not eliminate the possibility of acquiring a variance to MSB 17.55.020 *Setbacks for Shorelands*. Still, it encourages thoughtful and considerate use of the property, considering the environment, surrounding use, surrounding development, and freedom to enjoy life on Big Lake.

The Matanuska-Susitna Borough Comprehensive Plan (2005 Update) pertains to this property. Two of the land use goals state:

> *Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.*
> *Goal (LU-2): Protect residential neighborhoods and associated property values.*
>
> *Policy LU1-1: Provide for consistent, compatible, effective and efficient development within the borough.*

This plan does not expressly address variance requests. It does include goals to protect the environment and the surrounding areas. Variance requests are not inconsistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update).

Findings of Fact:

1. MSB Chapter 17.65 *Variances* were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable.
2. Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents.
3. Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough.
4. Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values.
5. The proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality.
6. There is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake.
7. The existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures.*

8. The applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake.
9. The existing structure conforms to all other applicable setbacks.
10. Stepan Lake is located to the north of the subject parcel.
11. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
12. State of Alaska Department of Environmental Conservation (DEC) waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
13. An existing septic system was installed on the subject property on June 27, 2023, was certified by Paul E. Pinard, P.E., and is recorded on file with the State of Alaska Department of Environmental Conservation (DEC).
14. A detached structure which is not habitable, such as an arctic entry, would be permitted per MSB 17.02 *Mandatory Land Use Permit* and MSB 17.55.020 *Setbacks for* Shorelands so long as the structure was not used for habitation and did not contain sanitary or fuel storage.
15. Planning staff analyzed nearby parcels on the southern shoreline of Stepan Lake.
16. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
17. The lakefront properties within the analysis area are on average 0.72 acres in size.
18. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 1,580 square feet.
19. The square footage of the existing legal nonconforming structure with the proposed arctic entry addition will be a combined total of approximately 1,600 square feet.
20. The proposed structural addition will be within the required setback distance at nearly the same distance to the shoreline of Stepan Lake as the existing legal nonconforming structure is now, which is approximately 67 feet.
21. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance.
22. The proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality.

Discussion: The Matanuska-Susitna Borough Comprehensive Plan (2005 Update) and the Big Lake Comprehensive Plan Update (August 2009) prioritize public health, effective development which is consistent and compatible with the character of surrounding areas, and protecting the residential character of neighborhoods. The proposed setback reduction would allow development of a single-family residence which is consistent with the established character of the surrounding neighborhood, supports the reasonable development of a legally created lot of record, and does not adversely affect public health, safety, welfare.

Conclusion of Law: Based on the above findings, the proposed variance is in harmony with this title and the applicable comprehensive plans (MSB 17.65.020(A)(4)).

(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Findings of Fact:

1. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
2. There is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake.
3. The existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures.*
4. The applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake.
5. The existing structure conforms to all other applicable setbacks.
6. State of Alaska Department of Environmental Conservation (DEC) waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b).
7. An existing septic system was installed on the subject property on June 27, 2023, was certified by Paul E. Pinard, P.E., and is recorded on file with the State of Alaska Department of Environmental Conservation (DEC).
8. The location of the existing septic system occupies a large portion of the building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
9. Planning staff analyzed nearby parcels on the southern shoreline of Stepan Lake.
10. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
11. The lakefront properties within the analysis area are on average 0.72 acres in size.
12. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 1,580 square feet.
13. The square footage of the existing legal nonconforming structure with the proposed arctic entry addition will be a combined total of approximately 1,600 square feet.
14. Four of the eight comparable properties have structures located within 45 feet of the shoreline of Stepan Lake.
15. The nearest comparable existing structure is located approximately 15 feet from the shoreline of Stepan Lake.
16. The proposed structural addition will be within the required setback distance at nearly the same distance to the shoreline of Stepan Lake as the existing legal nonconforming structure is now, which is approximately 67 feet.

17. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance.
18. The proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality.

Discussion: Existing development patterns of lots within the analysis area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance. The proposed total square footage for the existing legal nonconforming structure with the proposed arctic entry addition is consistent with the average square footage of existing residential structures in the comparable area; verifying that the request is a reasonable use of the property. Staff analysis determined that while a conforming building area exists, the requested setback reduction from 75 feet to approximately 67 feet represents a reasonable and necessary request to reasonably develop the property and utilize the established layout for a legally existing residential structure.

Conclusion of Law: Based on the above findings, granting a variance will be no more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).

Section 17.65.030 Cases Where Variance is Illegal

(A) A variance from this title may not be granted if:

(1) Special conditions that require the variance are caused by the person seeking the variance.

Findings of Fact:

1. Texas Subdivision (Plat 63-15) was initially platted in 1963 before Borough setback and lot size regulations were established.
2. The subject lot is part of the Texas Subdivision Lot 15A Block 5 (Plat 2024-150); a re-plat of Texas Subdivision of Lot 15 and Lot 16 (Plat 63-15). This platting action eliminated a previous lot line and therefore combined Lot 15 and Lot 16, making the current subject property bigger than it previously existed.
3. The subject lot measures approximately 0.63 acres (27,298 square feet).
4. Stepan Lake is located to the north of the subject parcel.
5. Designated wetland areas exist to the northwest of the subject parcel.
6. A recorded lake access easement occupies a portion of the eastern corner of the property per Plat 2024-150.
7. The topography of the lot has a download slope of approximately 10 vertical feet from its highest area along the southern property line down to the northern shoreline.
8. The topography within the right-of way known as West Fort Worth Drive has a slope of approximately 10 vertical feet declining towards the north within the platted right-of-way.
9. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.

Conclusion of Law: Based on the above findings, the person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).

(2) The variance will permit a land use in a district in which that use is prohibited.

Findings of Fact:

1. The subject parcel is not located within a Special Land Use District.
2. Residential structures are allowed on this property.
3. There are no restrictions on the use of the subject property outside of MSB 17.55 *Setbacks and Screening Easements*.

Conclusion of Law: Based on the above findings, the variance will not allow a land use in a district in which that use is prohibited (MSB 17.65.030(A)(2)).

(3) The variance is sought solely to relieve pecuniary hardship or inconvenience

Findings of Fact:

1. Texas Subdivision (Plat 63-15) was initially platted in 1963 before Borough setback and lot size regulations were established.
2. The subject lot is part of the Texas Subdivision Lot 15A Block 5 (Plat 2024-150); a re-plat of Texas Subdivision of Lot 15 and Lot 16 (Plat 63-15). This platting action eliminated a previous lot line and therefore combined Lot 15 and Lot 16, making the current subject property bigger than it previously existed.
3. The subject lot measures approximately 0.63 acres (27,298 square feet).
4. Stepan Lake is located to the north of the subject parcel.
5. Designated wetland areas exist to the northwest of the subject parcel.
6. A recorded lake access easement occupies a portion of the eastern corner of the property per Plat 2024-150.
7. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance.
8. The proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality.

Conclusion of Law: Based on the above findings, the variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

STAFF RECOMMENDATIONS

The hardship is not the result of any action taken by the applicant but rather stems from the physical characteristics and historical platting of the property. The requested variance would allow for the expansion and development of a reasonably sized single-family residence while preserving

compliance with all other applicable setback requirements. Staff finds that the variance will not be injurious to neighboring properties or harmful to the public welfare, is consistent with the objectives of Title 17 and the Borough Comprehensive Plan, and represents the minimum relief necessary to permit reasonable residential use of the property. Therefore, the request meets the approval criteria contained in MSB 17.65 *Variances* and merits approval.

Staff recommends approval of this variance request to allow the proposed addition to an existing legal nonconforming structure resulting in a total of approximately 1,600 square feet to be located within 75 feet of the shoreline at Tax ID# 8578B05L015A on Stepan Lake, as referenced on the R&K Land Surveying as-built survey dated September 30, 2025.

Should the Planning Commission deny the variance, the commission shall create findings supporting the denial and amend the resolution.

MAPS

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 58578B05L015A

Site Information

Account Number	58578B05L015A	**Subdivision**	TEXAS RSB B/5 L/15 & 16
Parcel ID	546306	**City**	None
TRS	S17N03W09	**Map HO12**	Tax Map
Abbreviated Description (Not for Conveyance)	TEXAS RSB B/5 L/15 & 16 BLOCK 5 LOT 15A		
Site Address	14965 W Gordons Rd		

Ownership

Owners	PETERSON RONALD C HART SHARON L	**Buyers**	
Primary Owner's Address	PO BOX 520558 BIG LAKE AK 99652-0558	**Primary Buyer's Address**	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2026	$23,600.00	$215,600.00	$239,200.00
2025	$20,500.00	$102,100.00	$122,600.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2026	$23,600.00	$215,600.00	$239,200.00
2025	$20,500.00	$102,100.00	$122,600.00

Building Information

Structure 1 of 1

Residential Units	1	**Use**	Residential Building
Condition	Standard	**Design**	Two Story
Basement	None	**Construction Type**	Frame
Year Built	1986	**Grade**	04.4
Foundation	All Weather Wood	**Well**	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	728 Sq. Ft.	83 %
1	Second Story	728 Sq. Ft.	83 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	No	0032	::	::
2025	Yes	0032	13.789	$1690.53

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total [3]	LID Exists
	$0.00	$0.00	$0.00	$0.00	$0.00	No

Land and Miscellaneous

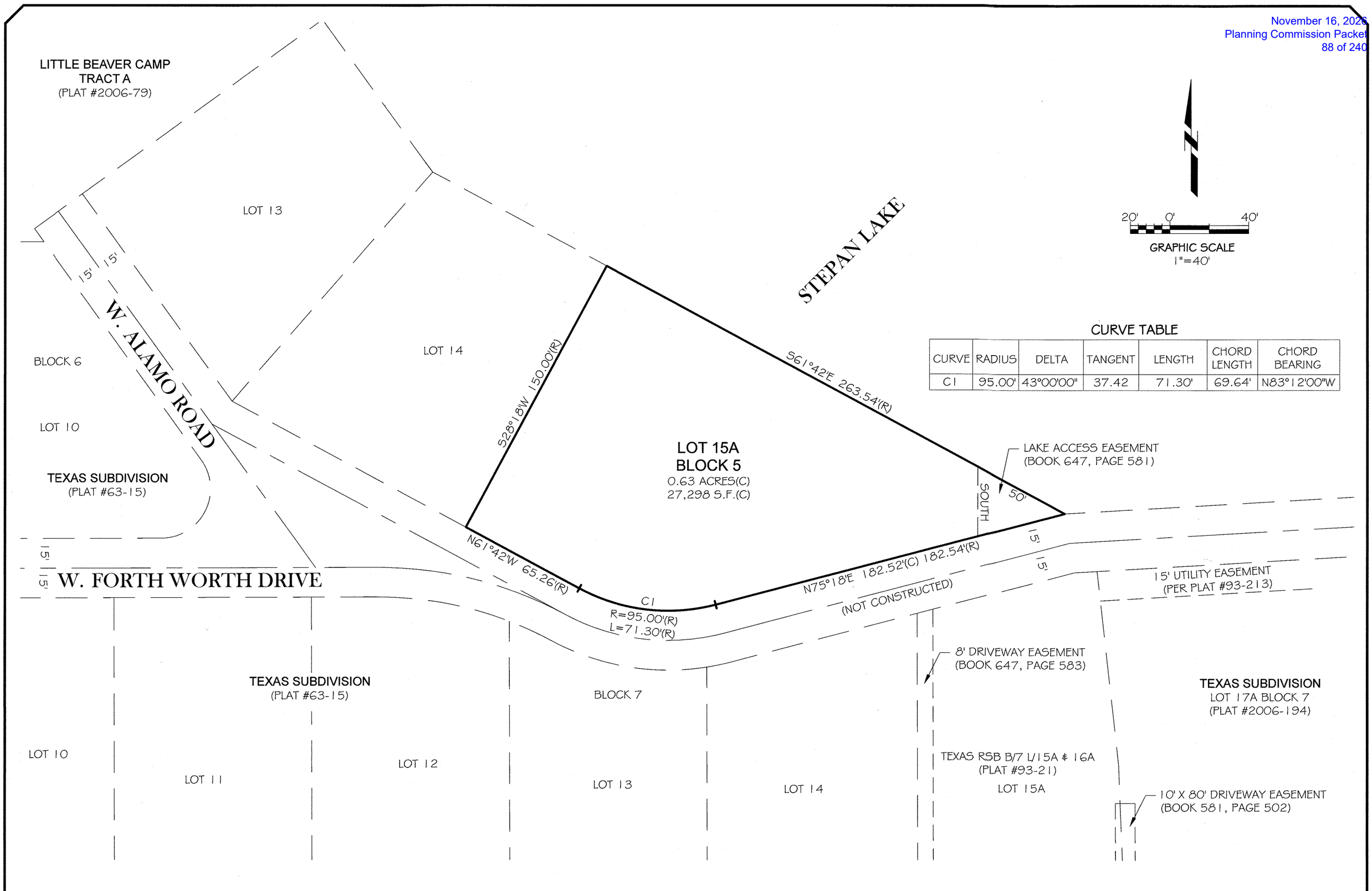
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.63	0.63	Assembly District 005	30-555	136 WEST LAKES FSA	021 Big Lake RSA

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 2/17/2026 2:00:00 PM

[2] If account is in foreclosure, payment must be in certified funds.

[3] If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
C1	95.00'	43°00'00"	37.42	71.30'	69.64'	N83°12'00"W

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

RONALD C. PETERSON
PO BOX 520558
BIG LAKE, ALASKA 99652

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

SHARON L. HART
PO BOX 520558
BIG LAKE, ALASKA 99652

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2024-120, DATED 9/18 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE: December 27, 2024

ATTEST: _____
PLATTING CLERK

MATANUSKA - SUSITNA BOROUGH SEAL STATE OF ALASKA PLATTING BOARD

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

Madeline Carey 12/26/24
BOROUGH TAX COLLECTION OFFICIAL

NOTES:

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEM.

3. BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC.:
   - RECORDED ON SEPTEMBER 29, 1961 IN BOOK 38 ON PAGE 320 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON SEPTEMBER 19, 1984 IN BOOK 379 ON PAGE 973 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON SEPTEMBER 19, 1984 IN BOOK 379 ON PAGE 974 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON AUGUST 4, 2023 AS PUBLIC RECORD DOCUMENT #2023-013892 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON AUGUST 4, 2023 AS PUBLIC RECORD DOCUMENT #2023-013893 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON AUGUST 4, 2023 AS PUBLIC RECORD DOCUMENT #2023-013894 IN THE PALMER RECORDING DISTRICT.
   - RECORDED ON AUGUST 4, 2023 AS PUBLIC RECORD DOCUMENT #2023-013895 IN THE PALMER RECORDING DISTRICT.

4. RECORD PLAT INFORMATION FROM TEXAS SUBDIVISION RECORDED AS PLAT #63-15 IN THE PALMER RECORDING DISCTRICT.

5. A FIELD SURVEY WAS NOT CONDUCTED TO PREPARE THIS PLAT.

RESTRICTIVE COVENANTS

RESTRICTIVE COVENENATS FOR TEXAS SUBDIVISION ORIGINALLY RECORDED ON AUGUST 25, 1961 IN BOOK 38 ON PAGE 56.

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49 TH RICHARD L. WENTWORTH 12/17/2024 No. 11004 REGISTERED PROFESSIONAL LAND SURVEYOR

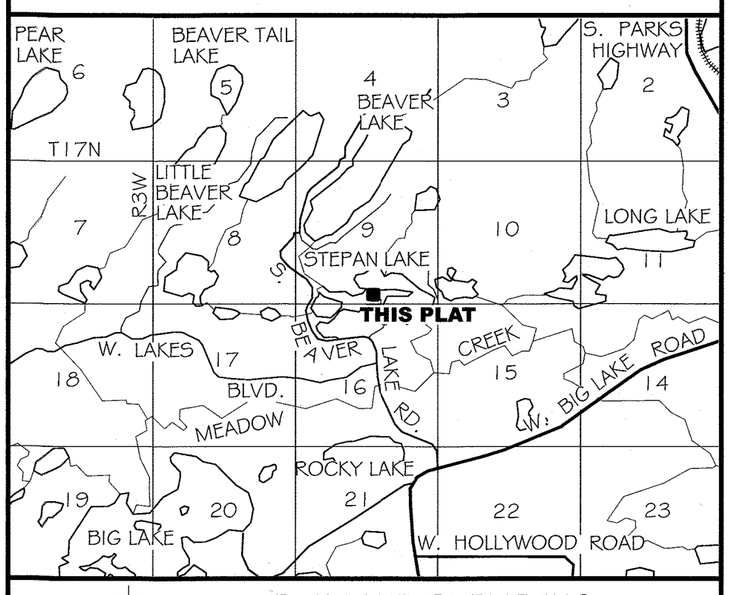
I, RICHARD L. WENTWORTH, PLS#11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION FROM PLAT #63-15.

2024-150
Plat # Palmer
Rec Dist
12·30· 2024
Date
Time 10:42 AM

DATE:	REVISION

VICINITY MAP

1" = 1 MILE



R&K LAND SURVEYING, LLC
27250 WEST LONG LAKE ROAD
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327

PLAT OF

TEXAS SUBDIVISION LOT 15A BLOCK 5

A RE-PLAT OF TEXAS SUBDIVISION LOT 15 AND 16 BLOCK 5, RECORDED AS PLAT 63-15, LOCATED WITHIN SECTION 9, T17N, R3W, SEWARD MERIDIAN, ALASKA CONTAINING APPROXIMATELY 0.63 ACRES

PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT,
STATE OF ALASKA

JOB NUMBER: 2024-041	CASE NUMBER: N/A	MSB TAX MAP: HO 12
FIELD BK: N/A	DATE: 11-18-2024	REVISION: N/A
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 40'	SHEET: 1 OF 1

SUBDIVISION IMPOSSIBLE

ROAD

WOLF

TRACT A

STEPHAN LAKE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Feb. 14 1961

WITNESSED BY:

Anna Johnson
WITNESS

Leona Wolf
OWNER

WITNESS

CERTIFICATE OF REGISTERED SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

14 February 1961

C. A. Smallhead
REGISTERED SURVEYOR

C.O. Rowan

● INDICATES CORNER SET OR FOUND

10' EASEMENT FOR PUBLIC WALKWAY

50' RESERVE

Palmer
Rec. 6-13 1963
1 P.M.
Rec. H.C.B. Tyler
Feb 1964

Plat file # 63-15

6-16-63	TRACT A, SUBDIVISION IMPOSSIBLE	L.W.
	LOTS 1-10, BLOCK 9	L.W.
1-9-63	LOTS 14-24, BLOCK 3, LOTS 1-7, BLOCK 8 LOTS 4-6, BLOCK 1, LOTS 6-10, BLOCK 2	L.W.
DATE	ADDITION	APVD

TEXAS SUBDIVISION

LOCATED IN

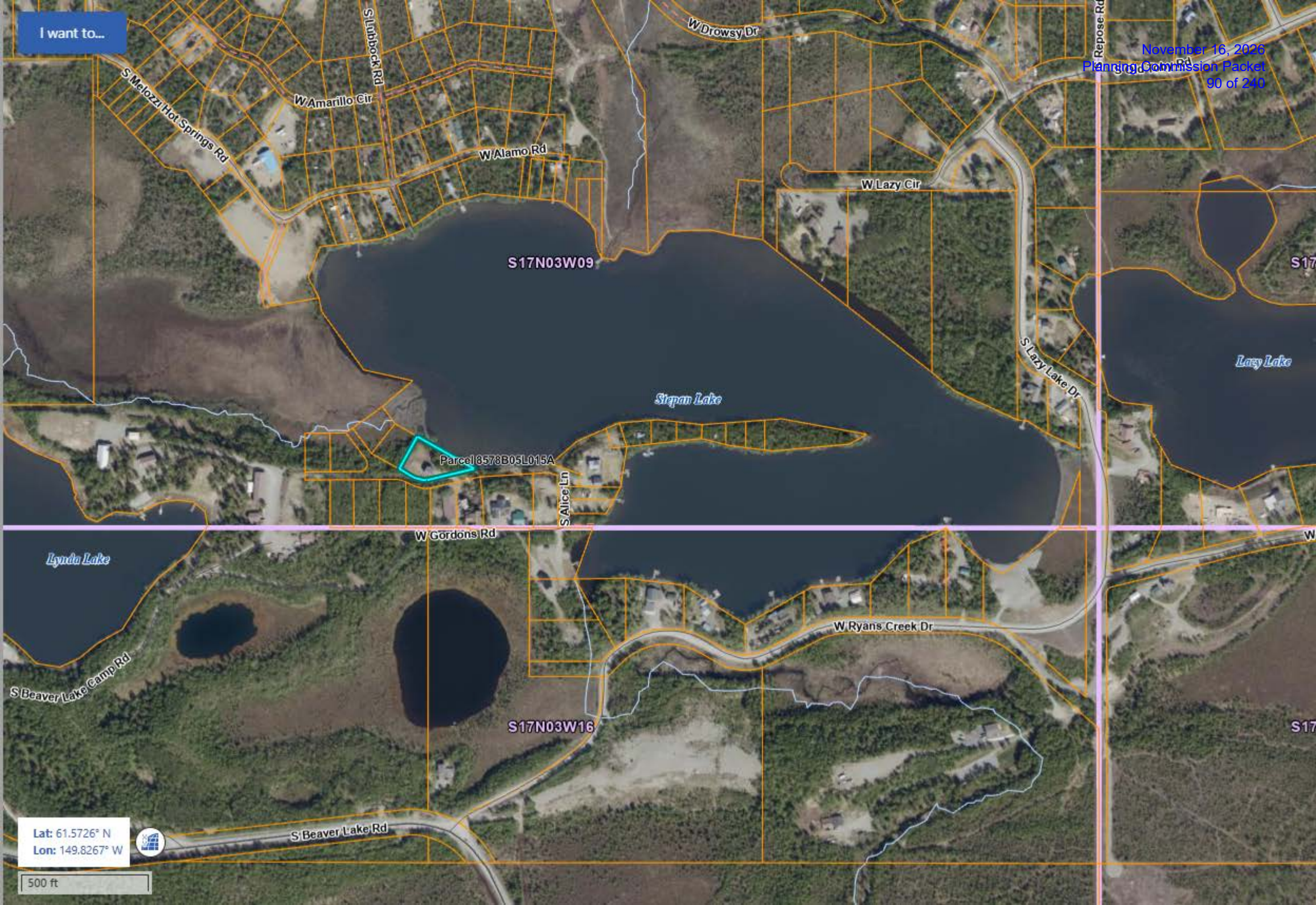
LOTS 5,6,8 & 9, SECTION 9

T17N, R3W, S.M.

SURVEY BY

HEWITT V. LOUNSBURY & ASSOC.

DATE FEB. 14, 1961	SCALE 1"=100'
DRN. W.G.T.	FILE


I want to...
S Melozzi Hot Springs Rd
S Lubbock Rd
W Amarillo Cir
W Alamo Rd
W Drowsy Dr
S Repose Rd
W Lazy Cir
S17N03W09
Stepan Lake
Lazy Lake
S Lazy Lake Dr
Parcel 8578B05L015A
S Alice Ln
W Gordons Rd
Lynda Lake
W Ryans Creek Dr
S Beaver Lake Camp Rd
S17N03W16
S Beaver Lake Rd
Lat: 61.5726° N
Lon: 149.8267° W
500 ft


I want to...
13
14
Stepan Lake
14965
(5)
15A
LAKE ACCESS ESMT
Parcel 8578B05L015A
15' UTILITY ESMT
(7)
(7)
Lat: 61.5712° N
Lon: 149.8291° W
50 ft
15019
12
15007
13
14985
14
14963
15A
14935
17A

Mat-Su Borough Wetlands



N
W E
S

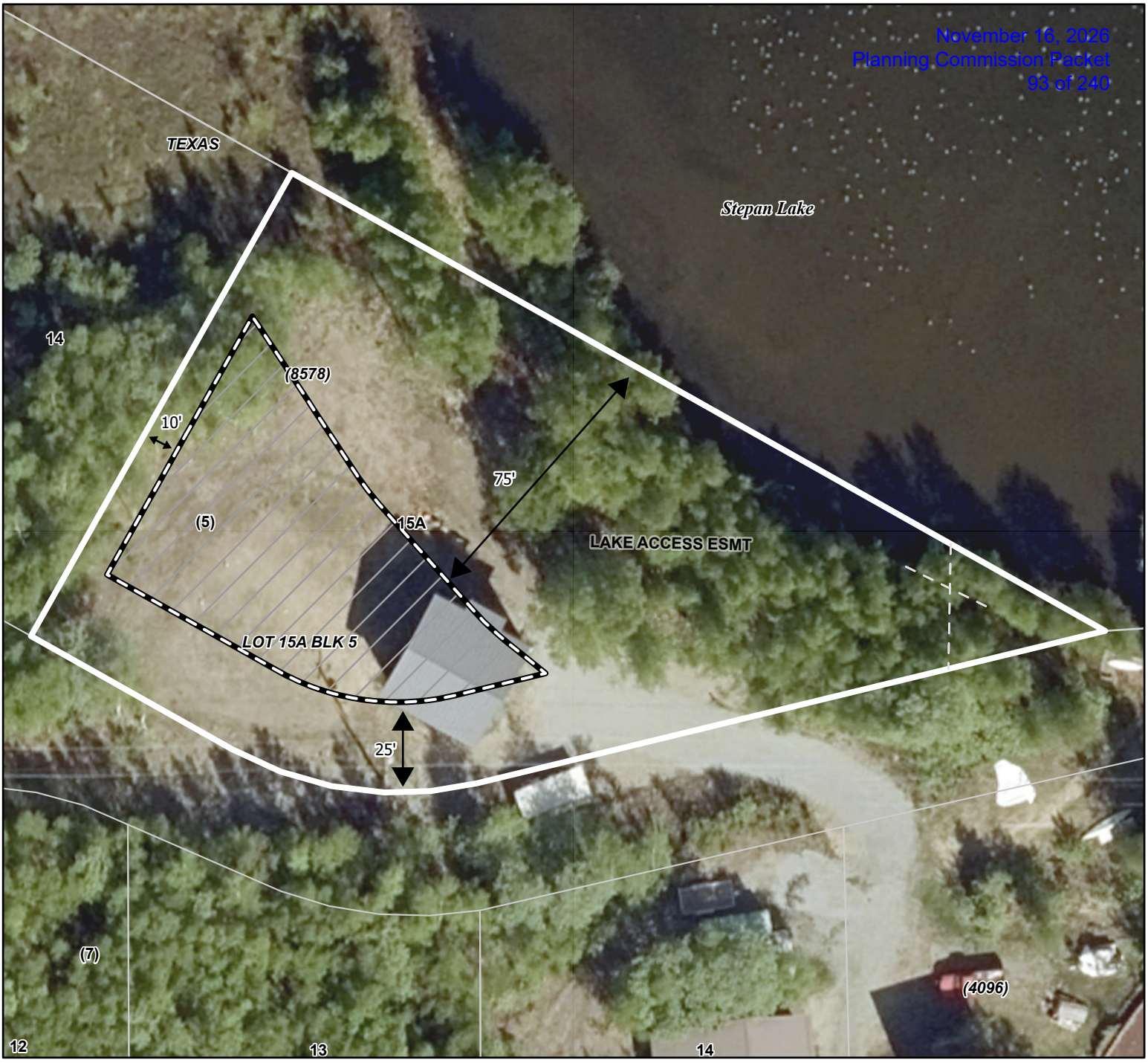
Printed on Nov 2, 2026

CookInlet Wetlands
GeoComp
DISTURB
Depression
Discharge Slope
Drainageway
Drainageway / Tidal
Floating Island
Headwater Fen
Kettle
LAKE
Lakebed
Riverine
Spring Fen
Tidal
Tidal / Drainageway
VLD Trough
Wetland / Upland Complex
NWI Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Pond
Lake
Riverine
Other
Mat-Su Borough Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

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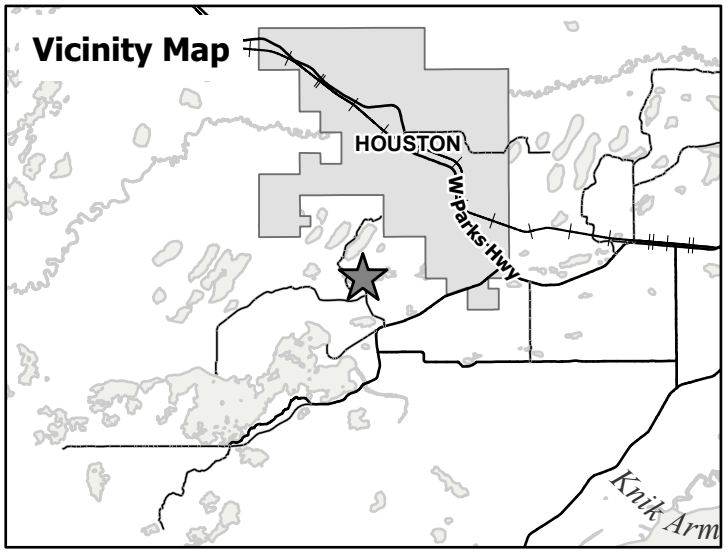
0 0.01 0.01 0.03
miles



8578B05L015A

Buildable Space

*Depicted buildable space is an approximation only. See as-built survey dated 9/30/2025 for measurements verified by a certified surveyor.

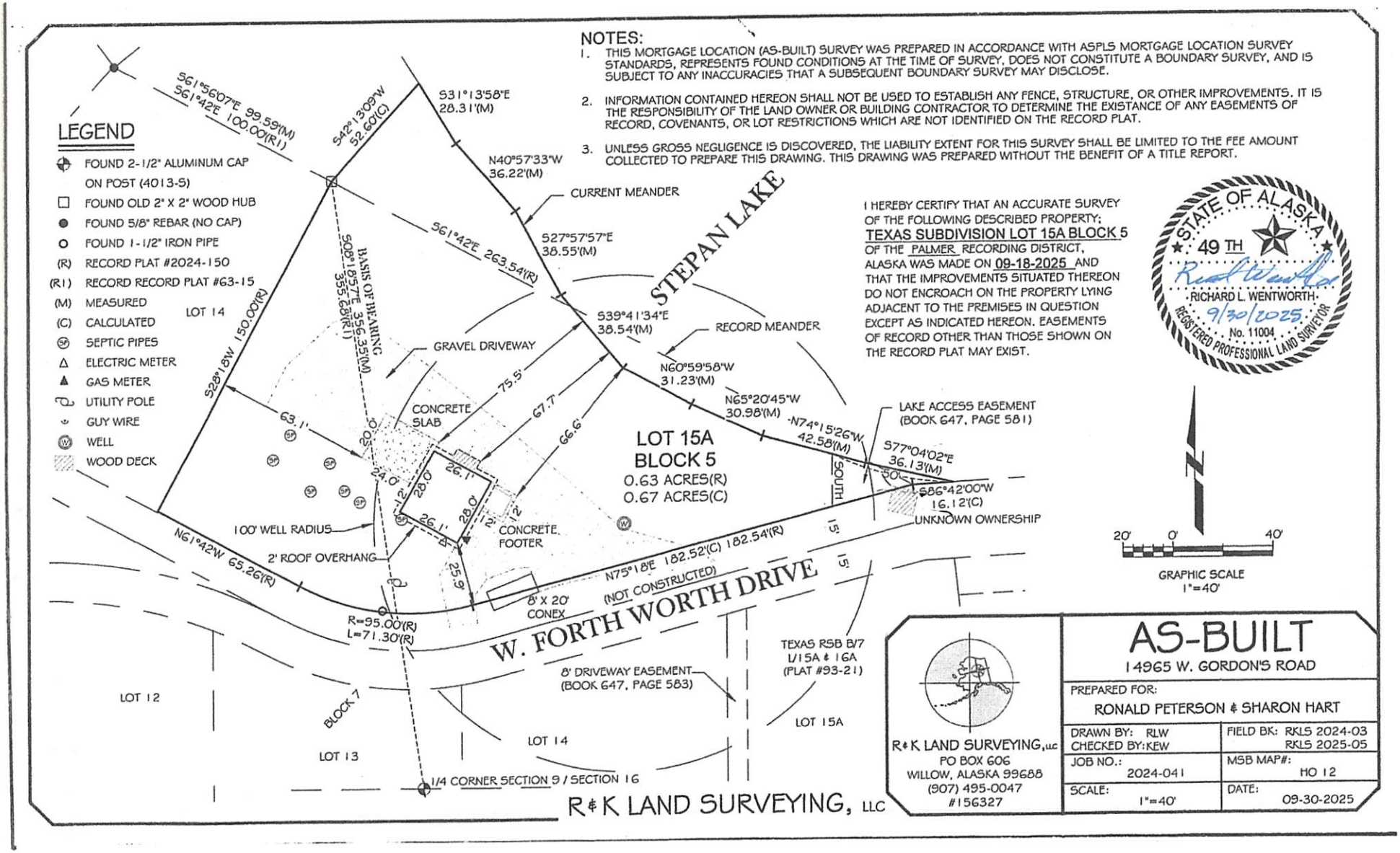


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N

MSB Information Technology/GIS
November 03, 2026

0 75 Feet


NOTES:
1. THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS, REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. INFORMATION CONTAINED HEREON SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTANCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
3. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
LEGEND
FOUND 2-1/2" ALUMINUM CAP ON POST (4013-S)
FOUND OLD 2" X 2" WOOD HUB
FOUND 5/8" REBAR (NO CAP)
FOUND 1-1/2" IRON PIPE
(R) RECORD PLAT #2024-150
(R1) RECORD RECORD PLAT #63-15
(M) MEASURED
(C) CALCULATED
SEPTIC PIPES
ELECTRIC METER
GAS METER
UTILITY POLE
GUY WIRE
WELL
WOOD DECK
I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: TEXAS SUBDIVISION LOT 15A BLOCK 5 OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON 09-18-2025 AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.
STATE OF ALASKA
49 TH
RICHARD L. WENTWORTH
9/30/2025
No. 11004
REGISTERED PROFESSIONAL LAND SURVEYOR
S61°56'07"E 99.59'(M)
S61°42'E 100.00'(R1)
S42°13'09"W 52.60'(C)
S31°13'58"E 28.31'(M)
N40°57'33"W 36.22'(M)
CURRENT MEANDER
STEPAN LAKE
S61°42'E 263.54'(R)
S27°57'57"E 38.55'(M)
BASIS OF BEARING S08°18'57"E 356.35'(M) 355.68'(R1)
S39°41'34"E 38.54'(M)
RECORD MEANDER
GRAVEL DRIVEWAY
N60°59'58"W 31.23'(M)
N65°20'45"W 30.98'(M)
N74°15'26"W 42.58'(M)
LAKE ACCESS EASEMENT (BOOK 647, PAGE 581)
S77°04'02"E 36.13'(M)
S86°42'00"W 16.12'(C)
UNKNOWN OWNERSHIP
S29°18'W 150.00'(R)
LOT 14
63.1'
75.5'
67.7'
66.6'
CONCRETE SLAB
LOT 15A
BLOCK 5
0.63 ACRES(R)
0.67 ACRES(C)
SOUTH
50'
20.0'
24.0'
28.0'
26.1'
2' 1/2
100' WELL RADIUS
2' ROOF OVERHANG
CONCRETE FOOTER
N61°42W 65.26'(R)
N75°18'E 182.52'(C) 182.54'(R)
15'
W. FORTH WORTH DRIVE
(NOT CONSTRUCTED)
8' X 20' CONEX
25.9'
R=95.00'(R)
L=71.30'(R)
8' DRIVEWAY EASEMENT (BOOK 647, PAGE 583)
TEXAS RSB B/7 L/15A & 16A (PLAT #93-21)
LOT 12
BLOCK 7
LOT 13
LOT 14
LOT 15A
1/4 CORNER SECTION 9 / SECTION 16
20' 0' 40'
GRAPHIC SCALE 1"=40'
R&K LAND SURVEYING, LLC
R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327
AS-BUILT
14965 W. GORDON'S ROAD
PREPARED FOR:
RONALD PETERSON & SHARON HART
DRAWN BY: RLW
CHECKED BY: KEW
FIELD BK: RKLS 2024-03 RKLS 2025-05
JOB NO.: 2024-041
MSB MAP#: HO 12
SCALE: 1"=40'
DATE: 09-30-2025

PUBLIC NOTICING

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

11
BIG LAKE COMMUNITY COUNCIL

PO BOX 520931

BIG LAKE, AK 99652

The Matanuska-Susitna Borough Planning Commission will consider the following:

Sharon Hart and Ronald Peterson, property owners, have applied for a variance under MSB 17.65 for a parcel located on Stepan Lake (Tax ID# **8578B05L015A**). The property is approximately 0.63 acres. The owners are proposing to construct an arctic entry addition to an existing residential structure approximately 67 feet from Stepan Lake. Per Borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed addition within the waterbody setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsu.gov by clicking on "All Public Notices & Announcements." For additional information, you may contact Natasha Grover, Current Planner, by phone: 907-861-8606. Provide written comments by e-mail to Natasha.Grover@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: http://www.matsu.gov/, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

_____

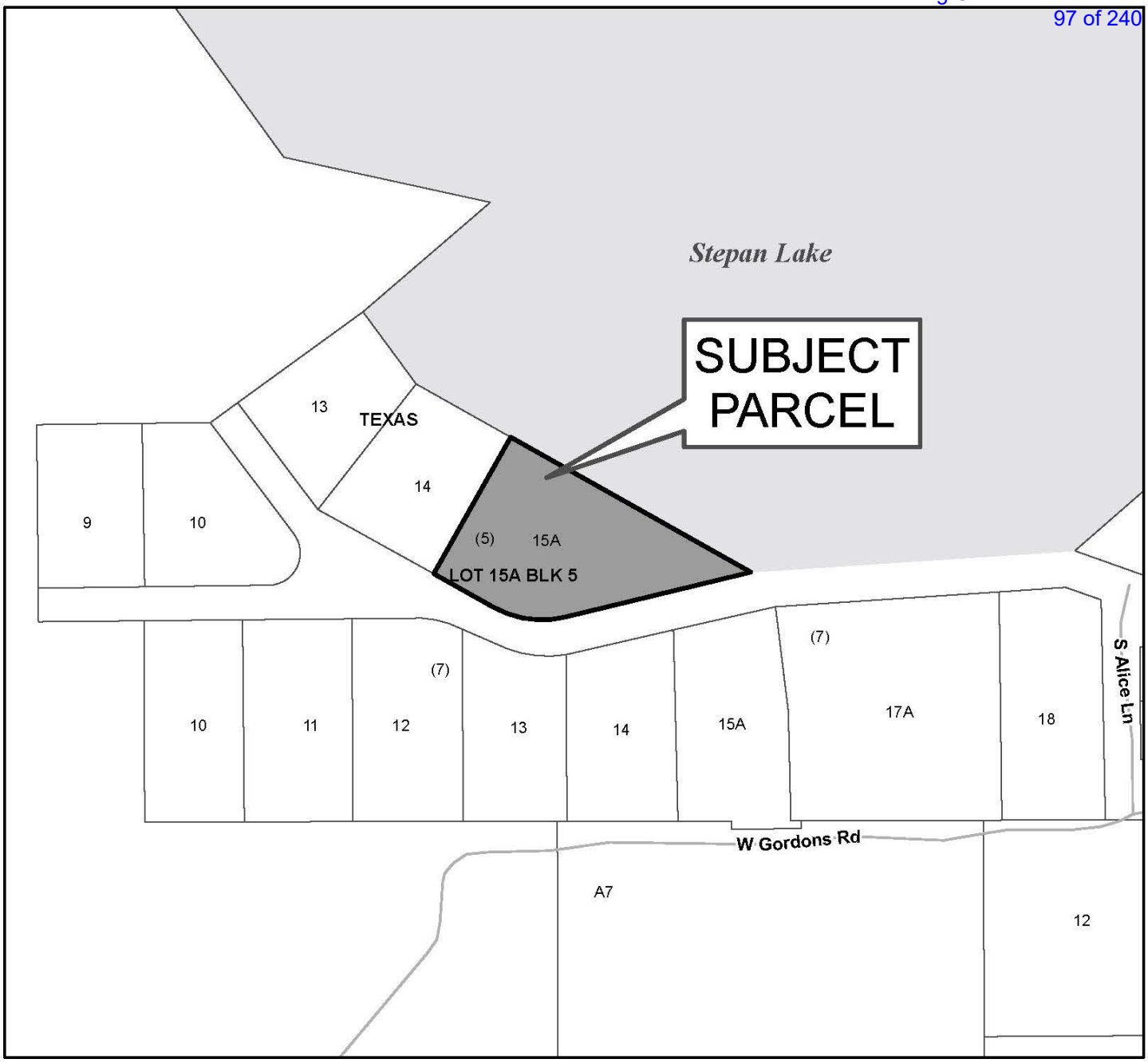
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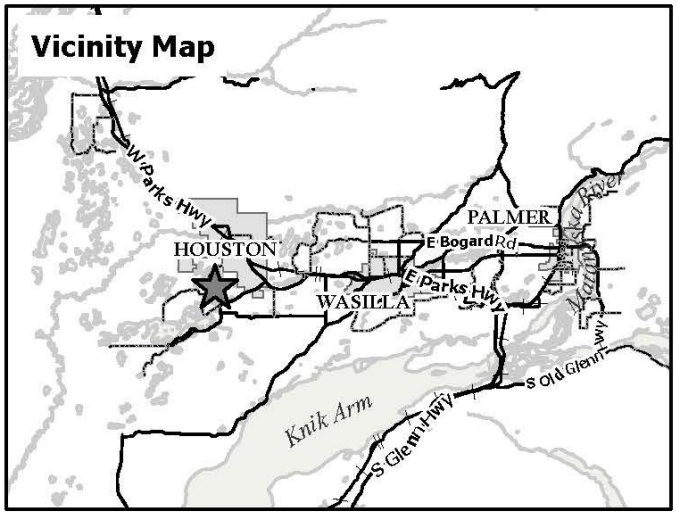
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Note: Vicinity Map Located on Reverse Side



8578B05L015A

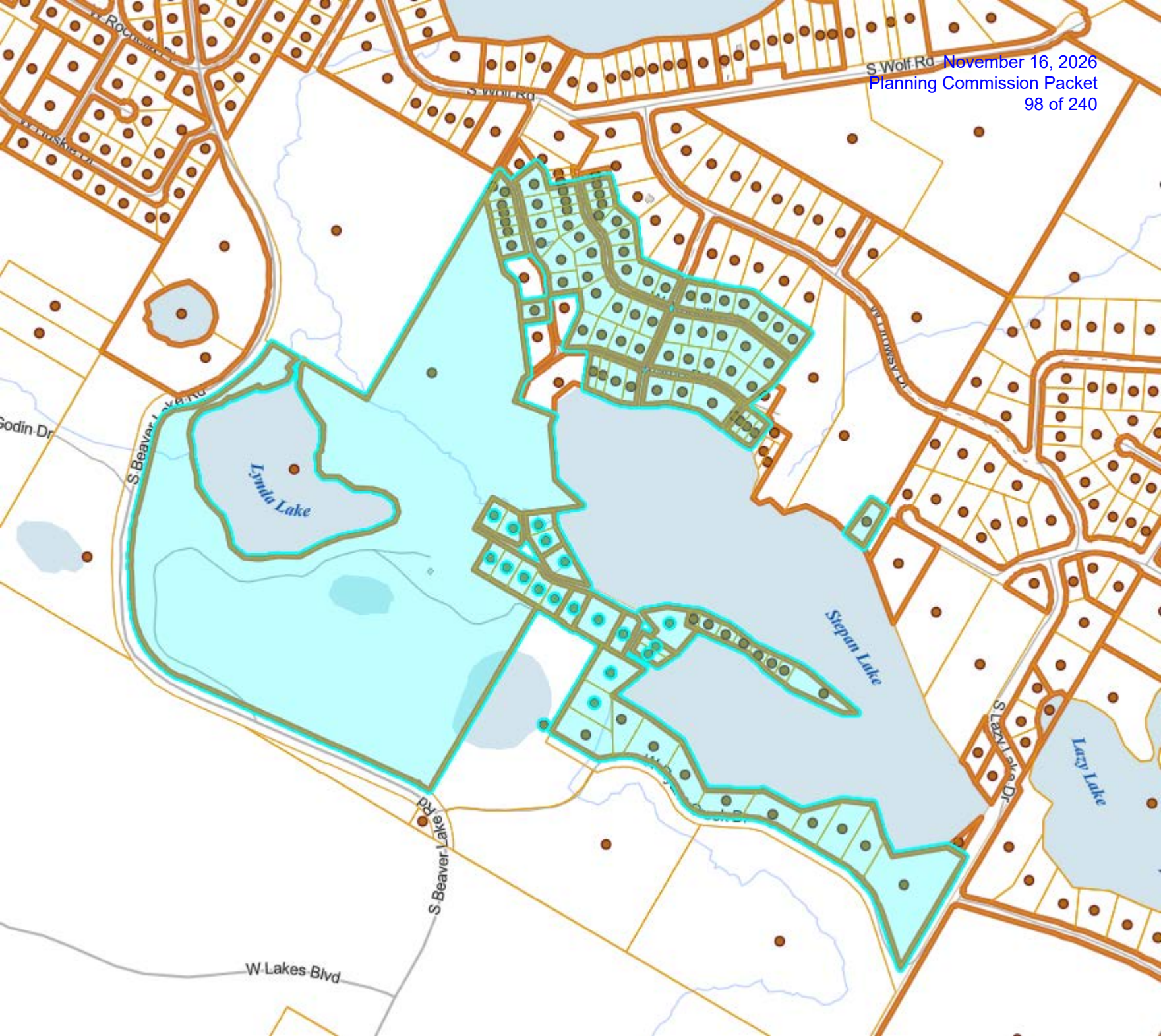


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N

0 250 Feet

MSB Information Technology/GIS
May 12, 2026


S Wolf Rd
S Wolf Rd
Godin Dr
S Beaver Lake Rd
Lynda Lake
Stepan Lake
S Lazy Lake Dr
Lazy Lake
W Lakes Blvd

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

US POSTAGE IMI PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 OCT 29 2026

Acceptance employee must cancel affixed (by round-date) at the time c

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
11	1st	☐ Verified	

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
3.70z	8.58	14.00

Mailed For	Mailed By
Permit Center	Ally Egbert

PALMER, AK 99645
OCT 29 2026
USPS

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

_____
(Postmaster or Designee)

14965 W Gordons, BIG LA

NO	Owner 1	Owner 2	Mailing Address Line 2
1	STOREY CLAYTON W II & SARAH		
2	PETERSON RONALD C	HART SHARON	
3	MCROBERTS RYAN M & ALICIA		
4	ALASKA DIST COUNCIL OF	ASSEMBLIES OF GOD INC	#101
5	WEBER CHAD W & SARA A		
6	HOLEMAN CURTIS		
7	MCROBERTS PATRICIA A		
8	PETERSON RONALD C	HART SHARON L	
9	GREEN BRUCE M	LARSEN FRANCINE SCHILMOELLER	
10	HART SHARON		
11	BIG LAKE COMMUNITY COUNCIL		

KE, AK

Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
14957 W RYANS CREEK DR	WASILLA	AK	99623
PO BOX 520558	BIG LAKE	AK	99652
PO BOX 521645	BIG LAKE	AK	99652
1048 W INTL AIRPORT RD	ANCHORAGE	AK	99518
1525 6TH AVE NE	JAMESTOWN	ND	58401
PO BOX 521118	BIG LAKE	AK	99652
PO BOX 520148	BIG LAKE	AK	99652
PO BOX 520558	BIG LAKE	AK	99652
5303 SILLARY CIR	ANCHORAGE	AK	99508
PO BOX 520558	BIG LAKE	AK	99652
PO BOX 520931	BIG LAKE	AK	99652

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
41	1st	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
15.3oz	$31.98	$14.00

Mailed For	Mailed By
Permit Center	Betty Jan Black

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC or (uncanceled) postage stamps here ir of total fee due.

US POSTAGE PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 NOV 02 2026

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PALMER, AK 99645
NOV - 2 2026
USPS

PS Form **3606-D,** January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

NO	Name 1	Name 2	Address 2	Address 1	City	State	Zip
1	ARY GEORGE & MARTHA			3700 CHAF	ANCHORA(	AK	99517
2	BACHE ROBERT E			7362 W PAI	WASILLA	AK	99623
3	BOBBY MELVIN DOUGLAS			501 W 88TI	ANCHORA(	AK	99515
4	BRATTAIN CARL		#257	7362 W PAI	WASILLA	AK	99623
5	BROOKS EL	DIETER NICOLE R		1316 N ST	ANCHORA(	AK	99501
6	BROOKS STEVE & DARLA			3265 DOIL	ANCHORA(	AK	99507
7	CAREY MA\	CAREY JAY D EST		8201 HEAV	ANCHORA(	AK	99502
8	CHARLES JEFFREY THOMAS			PO BOX 29	WASILLA	AK	99629
9	CHILDS STEVE			PO BOX 29	WASILLA	AK	99629
10	CHRISTIANSEN COLLIN			12005 E FE	PALMER	AK	99645
11	CORTEZ REUBEN R EST			94006 LOV	JUNCTION	OR	97448
12	DAHL BRUCE BERNT			1766 HAMF	PALM HARE	FL	34683
13	DUNHAM D	GROFF EUNICE TRACY		11541 HIDI	ANCHORA(	AK	99507
14	ERGENBRIGHT BEVERLY E			3724 CHAC	ADDISON	TX	75001
15	FRYSLIE BRIAN			7496 S 174	S WEBER	UT	84405
16	FULLER CAROL JEANNE REV TR/TRI			12810 TRO	ANCHORA(	AK	99515
17	GOURHAN DANIEL			PO BOX 52	BIG LAKE	AK	99652
18	GUINN PATRICIA J			315 W WAS	TECUMSEH	OK	74873
19	HAGREEN EUGENE & MARY LOU			2702 N SIPI	SPOKANE	WA	99212
20	KASTAR LVG TR			PO BOX 39	PALMER	AK	99645
21	LEVCHENKO ANDREY			PO BOX 39	MUKILTEO	WA	98275
22	MATTINGLEY RYAN L & LACI J			PO BOX 52	BIG LAKE	AK	99654
23	MAY BARBARA J RODERICK			18620 KITT	ANCHORA(	AK	99516
24	MCLOUD R BLACK IAN G & BLACK J			2416 MARI	ANCHORA(	AK	99515
25	MURKOWS MARTELL LISA A MURK(			80 RUNNIN	PALM DESE	CA	92211
26	NOURSE STEVEN			7394 ROLL	VICTOR	NY	14564
27	PARKS HAL PARKS TYTAN			PO BOX 87	WASILLA	AK	99687
28	PEACOCK NOYUK ADA	APT 201		140 EAGLE	ANCHORA(	AK	99501
29	POWELL DONNA J			113 BLUE A	SALMON	ID	83467
30	REDDING CHRISTOPHER S EST			797 S MEL(	WASILLA	AK	99623
31	ROBINSON JALMAR & JULIE			3340 WIND	ANCHORA(	AK	99516
32	SANDY BEACHES LLC			PO BOX 52	BIG LAKE	AK	99652
33	SIMONE SI	SIMONE SALVATORE		1015 NW K	YELM	WA	98597
34	SMART JOHN S			2928 LILY S	ANCHORA(	AK	99508
35	STERLING E	STERLING CAROL M		3594 RIDGI	SAN BERNA	CA	92407
36	VALENCIA MICHAEL			8223 SEAC	ANCHORA(	AK	99502
37	VALESCOT JEANNE L			3312 4TH S	BRADENTO	FL	34208
38	WALL TERESA			931 CHERF	ANCHORA(	AK	99504
39	WHITE DONALD E JR & LISA M LVG			7120 E CHI	ANCHORA(	AK	99504
40	WOOD MICHAEL GLEN			PO BOX 52	BIG LAKE	AK	99652
41	ZITEK JOSEPH N			PO BOX 21	ANCHORA(	AK	99521

Public Notice for Posting

Public | Summarize this email

Yenastry Akootchook

Reply | Reply all | Forward

To: Borough.Librarians

Cc: Wade Long

Wed 10/28/2026 5:35 PM

Flagged

Public Notice 8578B05L015A.... 148 KB

Public Notice 6017B02L004.p... 122 KB

Public Notice 6041B08L010.p... 152 KB

3 attachments (422 KB) | Save all to OneDrive - Matsugov.us | Save All Attachments

Good Afternoon,

Please find the attached Public Notice for posting.

Thank you.

Yenastry Akootchook

Development Services
Division Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.8574
https://www.matsu.gov

The Matanuska-Susitna Borough Planning Commission will consider the following:

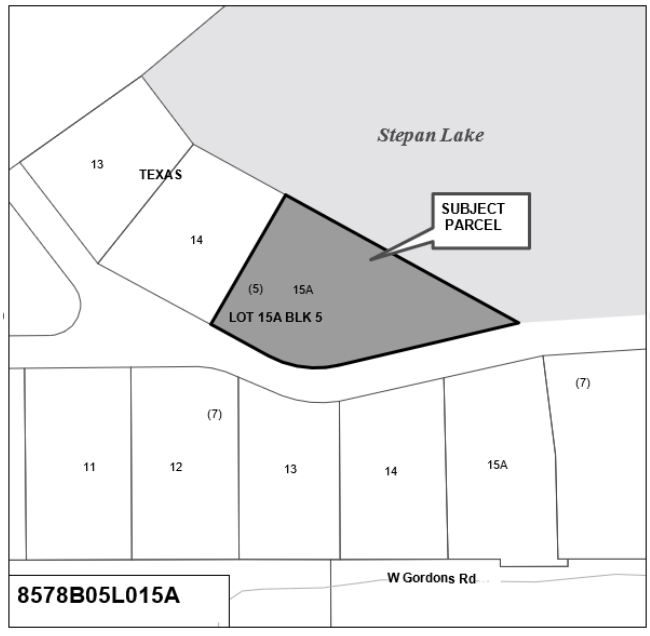
Sharon Hart and Ronald Peterson, property owners, have applied for a variance under MSB 17.65 for a parcel located on Stepan Lake (Tax ID# **8578B05L015A**). The property is approximately 0.63 acres. The owners are proposing to construct an arctic entry addition to an existing residential structure approximately 67 feet from Stepan Lake. Per Borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed addition within the waterbody setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsu.gov by clicking on "All Public Notices & Announcements." For additional information, you may contact Natasha Grover, Current Planner, by phone: 907-861-8606. Provide written comments by e-mail to Natasha.Grover@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: http://www.matsu.gov/, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.



SITE VISIT PHOTOS

(10-27-26)



View of proposed arctic entry location on southeast side of structure



Northeast side of structure



Garage on northwest side of structure



Southwest side of structure

APPLICATION MATERIAL

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
Email: permitcenter@matsugov.us

APPLICATION FOR A VARIANCE – MSB 17.65

NOTE: *Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

Required Attachments:

- ✓ $1,500 application fee
- ✓ Certified Site Plan – as defined in MSB 17.125 As Built
- ____ Structural elevation drawings of the proposed development
- ✓ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): 58578 B05 L015A

Street Address: PO 520558 14965 W. Gordons Rd. Big Lake, AK

Name of Property Owner	**Name of Agent / Contact for application**
Sharon HART	self
Mailing: PO 520558 Big Lake, AK	Mailing:
Phone: Hm 907- Fax	Phone: Hm Fax
Work Cell 907 355-5205	Work Cell
E-mail: Sammer@MTAonline.net	E-mail:

NARRATIVE – In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement.	**Attached** ✓
Identify the exact code standard(s) which the request for variance is related to.	✓
Provide a detailed written description as to why the variance is required.	✓
What unusual conditions or circumstances apply to the property for which the variance is sought?	✓

How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	
How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	

A variance may <u>not</u> be granted if any of the conditions listed below are true. <u>Explain why each condition is not applicable to this application.</u>	**Attached**
The special conditions that require the variance are caused by the person seeking the variance.	
The variance will permit a land use in a district in which that use is prohibited.	
The variance is sought solely to relieve pecuniary hardship or inconvenience.	

Drawings	**Attached**
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. The survey must be submitted under the seal of an Alaska Registered Land Surveyor.	✓
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 58578 B05 L015A and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Sharon Hart	Sharon HART	10-11-25
Signature: Property Owner	Printed Name	Date
Self		
Signature: Agent	Printed Name	Date

Mat Su Borough /Platting Board
350 S Dahlia St
Palmer, Alaska 99645

To Borough Platting Board,

I am applying for a variance with regard to lake set back.

I am remodeling an old property : I am not certain of the precise vintage of the property. It was initially constructed basically in the center of 2 smaller lots. I have removed the lot line between the 2 lots as I was advised to do.

I am now seeking a variance for the 75 ft lake set back requirement.

There is an easement on the back of the property for power line .

The house is very close to the power line easement.

The Septic has been placed in compliance with regard to the lake set back.

The shape of the property and proximity to these other variables make it impossible to comply with the rules. There is no issue with regard to the intersecting sides of the property.

I would like to add a small garage 20x24 , and a 12x12 entry onto the existing structure.to better utilize the home .

An as- built is being provided for your review.

Drawings are submitted of the project as well as a satellite photo of the property & lake .

Please advise if there are further details that you would find necessary.

Thank You for your consideration on this matter,

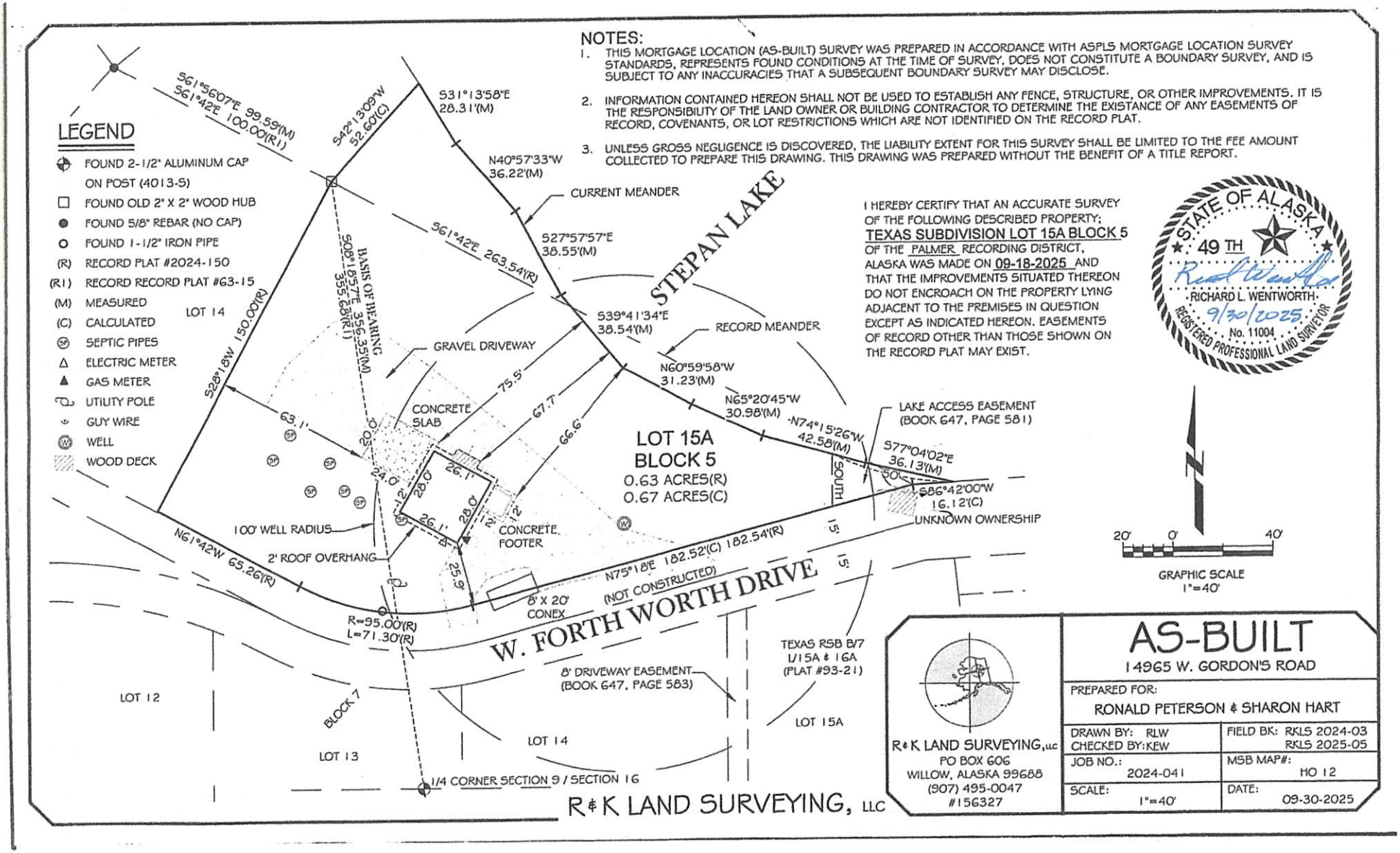
Sincerely ,

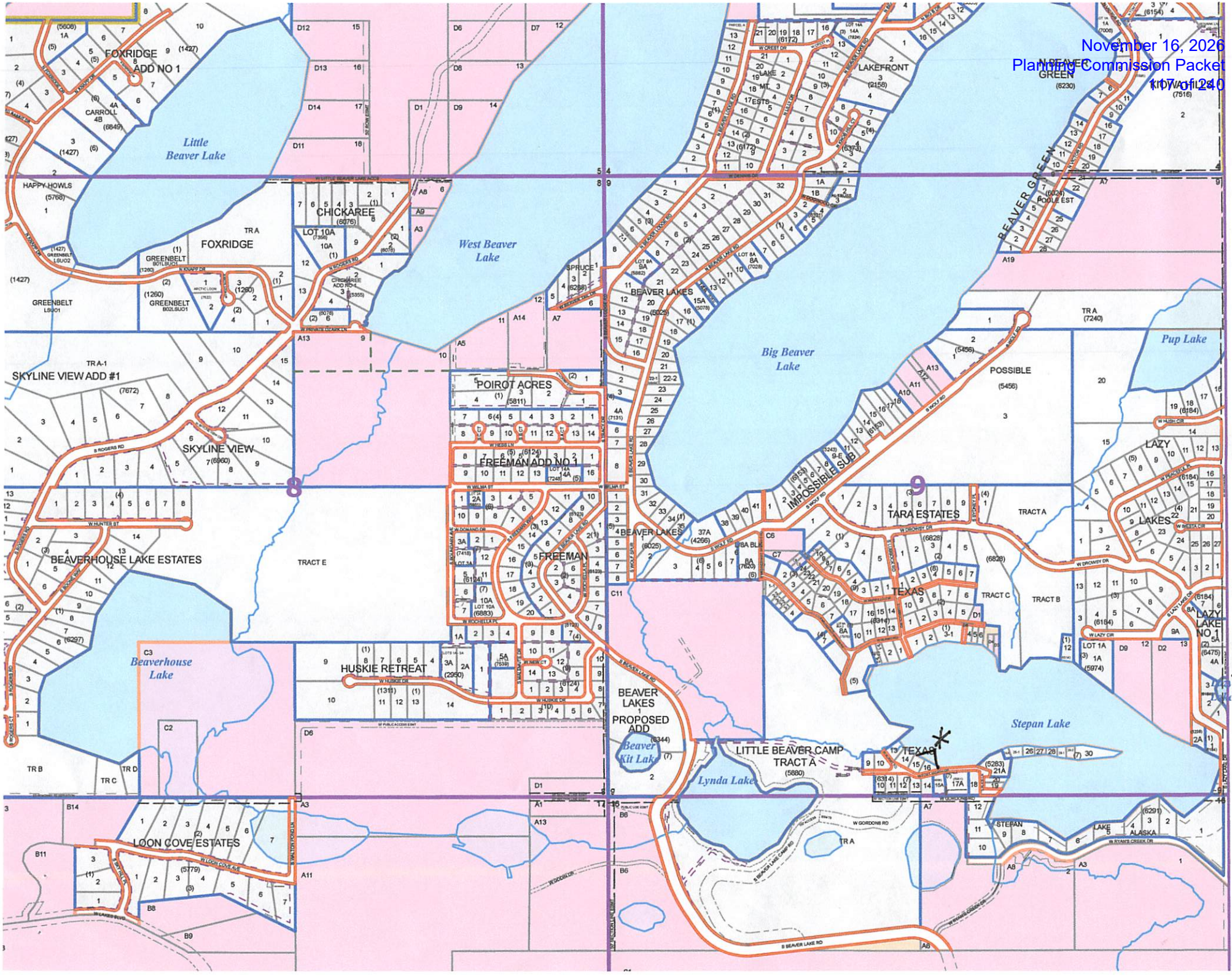
Sharon L Hart

P.O. Box 520558

Big Lake, Alaska

Sharon Hart


NOTES:
1. THIS MORTGAGE LOCATION (AS-BUILT) SURVEY WAS PREPARED IN ACCORDANCE WITH ASPLS MORTGAGE LOCATION SURVEY STANDARDS, REPRESENTS FOUND CONDITIONS AT THE TIME OF SURVEY, DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. INFORMATION CONTAINED HEREON SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE LAND OWNER OR BUILDING CONTRACTOR TO DETERMINE THE EXISTANCE OF ANY EASEMENTS OF RECORD, COVENANTS, OR LOT RESTRICTIONS WHICH ARE NOT IDENTIFIED ON THE RECORD PLAT.
3. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT FOR THIS SURVEY SHALL BE LIMITED TO THE FEE AMOUNT COLLECTED TO PREPARE THIS DRAWING. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
LEGEND
FOUND 2-1/2" ALUMINUM CAP ON POST (4013-S)
FOUND OLD 2" X 2" WOOD HUB
FOUND 5/8" REBAR (NO CAP)
FOUND 1-1/2" IRON PIPE
(R) RECORD PLAT #2024-150
(R1) RECORD RECORD PLAT #63-15
(M) MEASURED
(C) CALCULATED
SEPTIC PIPES
ELECTRIC METER
GAS METER
UTILITY POLE
GUY WIRE
WELL
WOOD DECK
I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: TEXAS SUBDIVISION LOT 15A BLOCK 5 OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON 09-18-2025 AND THAT THE IMPROVEMENTS SITUATED THEREON DO NOT ENCROACH ON THE PROPERTY LYING ADJACENT TO THE PREMISES IN QUESTION EXCEPT AS INDICATED HEREON. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORD PLAT MAY EXIST.
STATE OF ALASKA
49 TH
RICHARD L. WENTWORTH
9/30/2025
No. 11004
REGISTERED PROFESSIONAL LAND SURVEYOR
S61°56'07"E 99.59'(M)
S61°42'E 100.00'(R1)
S42°13'09"W 52.60'(C)
S31°13'58"E 28.31'(M)
N40°57'33"W 36.22'(M)
CURRENT MEANDER
STEPAN LAKE
S61°42'E 263.54'(R)
S27°57'57"E 38.55'(M)
BASIS OF BEARING S08°18'57"E 356.35'(M) 355.68'(R1)
S39°41'34"E 38.54'(M)
RECORD MEANDER
GRAVEL DRIVEWAY
N60°59'58"W 31.23'(M)
N65°20'45"W 30.98'(M)
N74°15'26"W 42.58'(M)
LAKE ACCESS EASEMENT (BOOK 647, PAGE 581)
S77°04'02"E 36.13'(M)
S86°42'00"W 16.12'(C)
UNKNOWN OWNERSHIP
SOUTH
S28°18'W 150.00'(R)
LOT 14
63.1'
75.5'
67.7'
66.6'
CONCRETE SLAB
LOT 15A
BLOCK 5
0.63 ACRES(R)
0.67 ACRES(C)
20.0'
24.0'
28.0'
26.1'
100' WELL RADIUS
2' ROOF OVERHANG
CONCRETE FOOTER
N61°42'W 65.26'(R)
N75°18'E 182.52'(C) 182.54'(R)
(NOT CONSTRUCTED)
W. FORTH WORTH DRIVE
15'
8' X 20' CONEX
25.9'
R=95.00'(R)
L=71.30'(R)
8' DRIVEWAY EASEMENT (BOOK 647, PAGE 583)
TEXAS RSB B/7 L/15A & 16A (PLAT #93-21)
LOT 12
BLOCK 7
LOT 13
LOT 14
LOT 15A
1/4 CORNER SECTION 9 / SECTION 16
20' 0' 40'
GRAPHIC SCALE 1"=40'
R&K LAND SURVEYING, LLC
R&K LAND SURVEYING, LLC
PO BOX 606
WILLOW, ALASKA 99688
(907) 495-0047
#156327
AS-BUILT
14965 W. GORDON'S ROAD
PREPARED FOR:
RONALD PETERSON & SHARON HART
DRAWN BY: RLW
CHECKED BY: KEW
FIELD BK: RKLS 2024-03 RKLS 2025-05
JOB NO.: 2024-041
MSB MAP#: HO 12
SCALE: 1"=40'
DATE: 09-30-2025

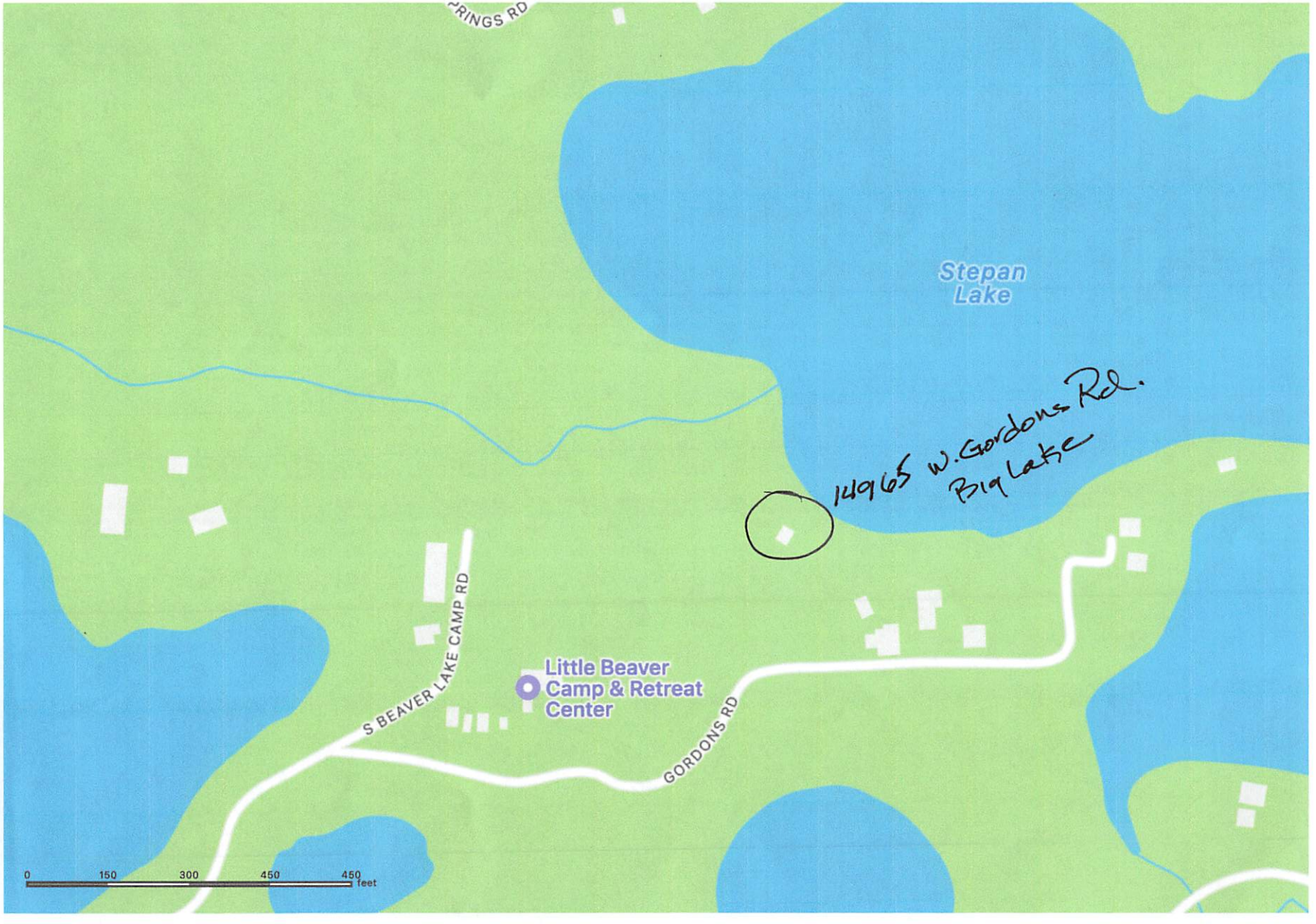


Sharon HART Big Lake, Alaska 99652


14965 W Gordons Rd

Big Lake
Alaska

Printed from my Mac



CORRESPONDENCE

Natasha Grover

From: Natasha Heindel
Sent: Tuesday, May 12, 2026 5:06 PM
To: sammer@mtaonline.net
Subject: Variance Status - Hart, Stepan Lake

Hi Sharon,

Thank you for your patience regarding your variance request.
We are finalizing the comparable analysis and will reach out when we are ready to schedule the public hearing.

In the meantime, please let me know if you have any questions.

Talk to you soon,

Natasha Heindel
Current Planner
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-8606
Natasha.Heindel@matsugov.us

COMMENTS

No Public Comments Received

DRAFT

PLANNING COMMISSION RESOLUTION

By: Natasha Grover
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-23

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE IN ACCORDANCE WITH MSB 17.65, VARIANCES, FROM MSB 17.55.020 SETBACKS FOR SHORELANDS, TO CONSTRUCT AN ARCTIC ENTRY ADDITION TO AN EXISTING RESIDENTIAL STRUCTURE APPROXIMATELY 67 FEET FROM STEPAN LAKE, LOCATED AT 14965 W. GORDONS ROAD (TAX ID# 8578B05L015A), WITHIN TOWNSHIP 17 NORTH, 3 WEST, SECTION 9, SEWARD MERIDIAN.

WHEREAS, Sharon Hart, property owner, has applied for a variance under MSB 17.65 for a parcel located on Stepan Lake (Tax ID# 8578B05L015A); and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, Texas Subdivision (Plat 63-15) was initially platted in 1963 before Borough setback and lot size regulations were established; and

WHEREAS, the subject lot is part of the Texas Subdivision Lot 15A Block 5 (Plat 2024-150); a re-plat of Texas Subdivision of Lot 15 and Lot 16 (Plat 63-15). This platting action eliminated a previous lot line and therefore combined Lot 15 and Lot 16, making the current subject property bigger than it previously existed; and

WHEREAS, the subject lot measures approximately 0.63 acres (27,298 square feet); and

WHEREAS, there is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake; and

WHEREAS, the existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures*; and

WHEREAS, the existing structure was constructed in 1986 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*; and

WHEREAS, Stepan Lake is located to the north of the subject parcel; and

WHEREAS, residential parcels are located east and south of the subject parcel; and

WHEREAS, undeveloped parcels are located west and south of the subject parcel; and

WHEREAS, designated wetland areas exist to the northwest of the subject parcel; and

WHEREAS, a recorded lake access easement occupies a portion of the eastern corner of the property per Plat 2024-150; and

WHEREAS, the topography of the lot has a download slope of approximately 10 vertical feet from its highest area along

DRAFT

the southern property line down to the northern shoreline; and

WHEREAS, the topography within the right-of way known as West Fort Worth Drive has a slope of approximately 10 vertical feet declining towards the north within the platted right-of-way; and

WHEREAS, right-of-way setback distance for the construction of residential structures is 25 feet per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, there is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, Planning staff analyzed nearby parcels on the southern shoreline of Stepan Lake; and

WHEREAS, comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations; and

WHEREAS, the lakefront properties within the analysis area are on average 0.72 acres in size; and

WHEREAS, development within the comparable parcels reflects modest residential use, with an average structure size of approximately 1,580 square feet; and

WHEREAS, four of the eight comparable properties have structures located at least 75 feet from the shoreline of Stepan Lake and meet current waterbody setback requirements; and

DRAFT

WHEREAS, four of the eight comparable properties have structures located within 45 feet of the shoreline of Stepan Lake; and

WHEREAS, the nearest comparable existing structure is located approximately 15 feet from the shoreline of Stepan Lake; and

WHEREAS, the applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake; and

WHEREAS, the existing structure conforms to all other applicable setbacks; and

WHEREAS, a detached structure which is not habitable, such as an arctic entry, would be permitted per MSB 17.02 *Mandatory Land Use Permit* and MSB 17.55.020 *Setbacks for* Shorelands so long as the structure was not used for habitation and did not contain sanitary or fuel storage; and

WHEREAS, the entry to the existing legal nonconforming structure has been in its current location since the structure was erected in 1986; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

DRAFT

WHEREAS, State of Alaska Department of Environmental Conservation (DEC) waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b); and

WHEREAS, an existing septic system was installed on the subject property on June 27, 2023, was certified by Paul E. Pinard, P.E., and is recorded on file with the State of Alaska Department of Environmental Conservation (DEC); and

WHEREAS, MSB Chapter 17.65 *Variances* were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough; and

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality; and

WHEREAS, the square footage of the existing legal nonconforming structure with the proposed arctic entry addition will be a combined total of approximately 1,600 square feet; and

WHEREAS, the proposed structural addition will be within the required setback distance at nearly the same distance to the shoreline of Stepan Lake as the existing legal nonconforming structure is now, which is approximately 67 feet; and

WHEREAS, existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance; and

WHEREAS, the location of the existing septic system occupies a large portion of the building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, the subject parcel is not located within a Special Land Use District; and

WHEREAS, residential structures are allowed on this property; and

WHEREAS, there are no restrictions on the use of the subject property outside of MSB 17.55 *Setbacks and Screening Easements*; and

DRAFT

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-23;

1. There are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).
2. Strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is in harmony with this title and the applicable comprehensive plans (MSB 17.65.020(A)(4)).
5. Granting a variance will be no more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow a land use in a district in which that use is prohibited (MSB 17.65.030(A)(2)).

DRAFT

8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct an arctic entry addition to an existing residential structure approximately 67 feet from Stepan Lake (Tax ID# 8578B05L015A), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith

Planning Clerk

(SEAL)

YES:

NO:

DRAFT

By: Natasha Grover
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-23

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE IN ACCORDANCE WITH MSB 17.65, VARIANCES, FROM MSB 17.55.020 SETBACKS FOR SHORELANDS, TO CONSTRUCT AN ARCTIC ENTRY ADDITION TO AN EXISTING RESIDENTIAL STRUCTURE APPROXIMATELY 67 FEET FROM STEPAN LAKE, LOCATED AT 14965 W. GORDONS ROAD (TAX ID# 8578B05L015A), WITHIN TOWNSHIP 17 NORTH, 3 WEST, SECTION 9, SEWARD MERIDIAN.

WHEREAS, Sharon Hart, property owner, has applied for a variance under MSB 17.65 for a parcel located on Stepan Lake (Tax ID# 8578B05L015A); and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, Texas Subdivision (Plat 63-15) was initially platted in 1963 before Borough setback and lot size regulations were established; and

WHEREAS, the subject lot is part of the Texas Subdivision Lot 15A Block 5 (Plat 2024-150); a re-plat of Texas Subdivision of Lot 15 and Lot 16 (Plat 63-15). This platting action eliminated a previous lot line and therefore combined Lot 15 and Lot 16, making the current subject property bigger than it previously existed; and

WHEREAS, the subject lot measures approximately 0.63 acres (27,298 square feet); and

WHEREAS, there is an existing structure on the property, measuring approximately 28 feet by 26 feet (1,456 square feet), located approximately 67 feet from the shoreline of Stepan Lake; and

WHEREAS, the existing structure qualifies for legal nonconforming status per MSB 17.80.020(A)(2) *Legal Nonconforming Structures*; and

WHEREAS, the existing structure was constructed in 1986 predating current waterbody setback standards per MSB 17.55.020 *Setbacks for Shorelands*; and

WHEREAS, Stepan Lake is located to the north of the subject parcel; and

WHEREAS, residential parcels are located east and south of the subject parcel; and

WHEREAS, undeveloped parcels are located west and south of the subject parcel; and

WHEREAS, designated wetland areas exist to the northwest of the subject parcel; and

WHEREAS, a recorded lake access easement occupies a portion of the eastern corner of the property per Plat 2024-150; and

WHEREAS, the topography of the lot has a download slope of approximately 10 vertical feet from its highest area along

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the southern property line down to the northern shoreline; and

WHEREAS, the topography within the right-of way known as West Fort Worth Drive has a slope of approximately 10 vertical feet declining towards the north within the platted right-of-way; and

WHEREAS, right-of-way setback distance for the construction of residential structures is 25 feet per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, there is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, Planning staff analyzed nearby parcels on the southern shoreline of Stepan Lake; and

WHEREAS, comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations; and

WHEREAS, the lakefront properties within the analysis area are on average 0.72 acres in size; and

WHEREAS, development within the comparable parcels reflects modest residential use, with an average structure size of approximately 1,580 square feet; and

WHEREAS, four of the eight comparable properties have structures located at least 75 feet from the shoreline of Stepan Lake and meet current waterbody setback requirements; and

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WHEREAS, four of the eight comparable properties have structures located within 45 feet of the shoreline of Stepan Lake; and

WHEREAS, the nearest comparable existing structure is located approximately 15 feet from the shoreline of Stepan Lake; and

WHEREAS, the applicant proposes to construct an arctic entry addition, approximately 12 by 12 feet in size (144 square feet), to the existing residential structure which would be located approximately 66.6 feet from Stepan Lake; and

WHEREAS, the existing structure conforms to all other applicable setbacks; and

WHEREAS, a detached structure which is not habitable, such as an arctic entry, would be permitted per MSB 17.02 *Mandatory Land Use Permit* and MSB 17.55.020 *Setbacks for* Shorelands so long as the structure was not used for habitation and did not contain sanitary or fuel storage; and

WHEREAS, the entry to the existing legal nonconforming structure has been in its current location since the structure was erected in 1986; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; and

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WHEREAS, State of Alaska Department of Environmental Conservation (DEC) waterbody setback requirements for wastewater disposal is 100 feet per statute 18 AAC 72.520(b); and

WHEREAS, an existing septic system was installed on the subject property on June 27, 2023, was certified by Paul E. Pinard, P.E., and is recorded on file with the State of Alaska Department of Environmental Conservation (DEC); and

WHEREAS, MSB Chapter 17.65 *Variances* were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough; and

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the proposed waterbody setback reduction would allow reasonable residential use compatible with the legal nonconforming structure while preserving the residential character of the neighborhood and maintaining water quality; and

WHEREAS, the square footage of the existing legal nonconforming structure with the proposed arctic entry addition will be a combined total of approximately 1,600 square feet; and

WHEREAS, the proposed structural addition will be within the required setback distance at nearly the same distance to the shoreline of Stepan Lake as the existing legal nonconforming structure is now, which is approximately 67 feet; and

WHEREAS, existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance; and

WHEREAS, the location of the existing septic system occupies a large portion of the building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*; and

WHEREAS, the subject parcel is not located within a Special Land Use District; and

WHEREAS, residential structures are allowed on this property; and

WHEREAS, there are no restrictions on the use of the subject property outside of MSB 17.55 *Setbacks and Screening Easements*; and

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NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-23;

1. There are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).
2. Strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is in harmony with this title and the applicable comprehensive plans (MSB 17.65.020(A)(4)).
5. Granting a variance will be no more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow a land use in a district in which that use is prohibited (MSB 17.65.030(A)(2)).

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8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct an arctic entry addition to an existing residential structure approximately 67 feet from Stepan Lake (Tax ID# 8578B05L015A), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith

Planning Clerk

(SEAL)

YES:

NO:

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INTRO FOR PUBLIC HEARING
QUASI-JUDICIAL

Resolution No. 26-24

A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55 Setbacks And Screening Easements, To Construct A Residential Structure Approximately 10 Feet From The Public Right-Of-Way East Carter Circle, Located At 2774 North Keith Street (Tax ID # 6017B02L004), Within Township 18 North, Range 1 East, Section 33, Seward Meridian.

Staff: Natasha Grover, Current Planner

Public Hearing Date: December 7, 2026

STAFF REPORT

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date:	November 4, 2026
File Number:	**VARY-2026-010070**
Applicant:	Charles Nardini
Property Owner:	Nardini 2015 Trust
Request:	Planning Commission Resolution Request for a Variance – MSB 17.65
Location:	2774 N. Keith Street, Wasilla, AK 99654 Barry's Finger Lake Block 2 Lot 4, Tax ID# 6017B02L004 Township 18 North, Range 1 East, Section 33, Seward Meridian
Size of Property:	0.13 acres
Reviewed By:	Alex Strawn, Planning and Land Use Director Wade Long, Development Services Manager
Staff:	Natasha Grover – Current Planner
Staff Recommendation:	Approval

EXECUTIVE SUMMARY

Charles Nardini, property owner, has applied for a variance under MSB 17.65 for a parcel located at 2774 North Keith Street (Tax ID# 6017B02L004). The applicant proposes to construct a residential structure, approximately 10 feet from the public right-of-way East Carter Circle. Per MSB 17.55.010 *Setbacks* residential structures are required to maintain a minimum setback of 25 feet from a public right-of-way. The proposed new residential structure would be located within the required right-of-way setback area. Approval of this variance would allow the owner to construct the proposed residential structure within the required setback distance.

MSB 17.65 *Variances* requires a variance permit for residential structures within the setback as highlighted in MSB 17.55.020 *Setbacks for Shorelands*. Per MSB 17.65.020, "*In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met":*

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.
(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.
(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.
(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.
(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

LAND USE

Existing and Proposed Land Use

The subject property is located within the North Lakes Community Council and Assembly District 4. The property is best characterized as rural, low-density residential land within a platted lakeside subdivision. The surrounding Finger Lake area is composed primarily of single-family homes, and undeveloped wooded lots. The applicant proposes to construct a single family residential structure.

The lot was originally platted in 1951 and amended in 1960 under Plat No. 60-12 prior to the establishment of Borough requirements for minimum lot sizes and lot line setbacks. The lot measures approximately 0.13 acres (approximately 5,585 square feet). The subject property is bordered on the east side by the public right-of-way North Keith Street and bordered on the south side by the public right-of-way East Carter Circle.

Barry's Finger Lake Subdivision has five dedicated rights-of-way, each measuring sixteen feet wide, which run west from North Keith Street to the shoreline of Finger Lake. All five rights-of-way are currently unconstructed. North Keith Street has a status of unapproved construction and is currently not maintained by the Borough, but is utilized by property owners. East Carter Circle, the right-of-way adjacent to the subject property, has a utility pole located within the sixteen foot platted right-of-way.

Public lake access to Finger Lake is primarily available through the Finger Lake State Recreation site. Non-motorized public access exists at the end of North Barry's Resort Drive. There are a handful of other small undeveloped public access options. Due to lack of parking space it appears that the intent of the platted rights-of-way within Barry's Finger Lake Subdivision were primarily for property owners to access their lots rather than the public to access Finger Lake. Even in unconstructed status the public rights to these public rights-of-ways are valid should they choose to use them. The future development of East Carter Circle is unknown but likely would not be affected by the proposed residential structure within 10 feet of said right-of-way.

Surrounding Land Uses
Surrounding land uses in the platted subdivision are predominantly lakefront undeveloped vacant lots and some residential development. To the west of the neighboring parcel is Finger Lake, to the northeast is a Set Free Alaska facility, and Bogard Road is nearby to the north.

Commonly Enjoyed Uses Analysis

Planning staff conducted a review of the surrounding area utilizing Borough Assessment files, GIS systems and an in-person site visit to the subject property. Staff analyzed the parcels within the platted Barry's Finger Lake Subdivision and found that the majority of the parcels are undeveloped with approximately six parcels developed with single family residential homes and have similar unique characteristics regarding buildable area due to lot size and setbacks. Staff review found that among the developed properties the majority appear to have legal status and nineteen out of twenty-five parcels are undeveloped. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations. Existing development patterns of lots in the subdivision establish a commonly enjoyed use which is consistent with the proposed use of the requested variance.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

On October 29, 2026, Planning Staff mailed a total of 25 public notices.

On October 28, 2026, a public notice was distributed to be posted at six public places; the Dorothy Swanda Jones building and five Borough Library locations to include Sutton, Willow, Trapper Creek, Talkeetna, and Big Lake.

By October 29, 2026, the application materials were posted on the Borough website.

At the time of this report there were no comments received regarding the application materials or proposed development.

Section 17.65.020 Requirements for Granting a Variance

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

Findings of Fact:

1. The subject lot is part of the amended Barry's Finger Lake Subdivision (Plat 60-12) and was initially platted in 1951 before Borough setback and lot size regulations were established.
2. The platted lot is 50 feet in width per Plat # 60-12.
3. The subject lot measures approximately 0.13 acres (5,585 square feet).

4. The subject property is a corner lot bordered by public rights-of-way on two sides, resulting in additional setback constraints not commonly found on interior lots.
5. Right-of-way setback distance for construction of residential structures is 25 feet per MSB 17.55 *Setbacks and Screening Easements*.
6. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
7. The potential width of a structure on the subject lot that conforms to current Borough regulations would be 15 feet.

Discussion: The subject property is substandard in size compared to current platting standards, which would require a minimum of 40,000 square feet in size. The subject lot is 1/7th the size of the standard lot size today at 5,585 square feet. Unique characteristics exist due to the date which the subject property was created.

Conclusion of Law: Based on the findings, there are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).

(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

Findings of Fact:

1. Planning staff analyzed nearby parcels in Barry's Finger Lake Subdivision.
2. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
3. Nearly all lots within Barry's Finger Lake Subdivision are 50 feet wide with at least half of the lot affected by the setback from a public right-of-way.
4. Barry's Finger Lake Subdivision has five dedicated rights-of-way, each unconstructed and measuring sixteen feet wide, which run west from North Keith Street to the shoreline of Finger Lake.
5. There are nine other similarly platted lots within Barry's Finger Lake Subdivision with frontage on North Keith Street that also have frontage on an unconstructed right-of-way.
6. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, measures 50 feet by approximately 112 feet.
7. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area.
8. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
9. There are four similarly platted lots within Barry's Finger Lake Subdivision which have existing legal structures which are located within approximately 5 feet from the right-of-way. Two of the four developed lots have structures approximately zero feet from the adjacent right-of-way.

10. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 668 square feet, with the largest comparable legal structure being approximately 930 square feet.
11. The applicant proposes to construct a residential structure, measuring approximately 30 feet by 50 feet (1,500 square feet) located approximately 10 feet north of the public right-of-way known as East Carter Circle.
12. The proposed residential structure is expected to adhere to all other applicable setbacks.

Discussion: Planning staff found that the surrounding properties are predominantly undeveloped. Those properties which are developed are of residential use. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance. Due to the subject property's unique configuration, including small lot size and two sides of frontage on public rights-of-way, strict application of the 25 foot right-of-way setback would substantially limit the available building area. As a result, the applicant would be deprived of the opportunity to reasonably develop the property in a similar manner to the commonly enjoyed use by surrounding legally developed residential properties.

Conclusion of Law: Based on the findings above, strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title (MSB 17.65.020(A)(2)).

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(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

Findings of Fact:

1. The applicant proposes to construct a residential structure, measuring approximately 30 feet by 50 feet (1,500 square feet) located approximately 10 feet north of the public right-of-way known as East Carter Circle.
2. The proposed residential structure is expected to adhere to all other applicable setbacks.
3. The proposed setback reduction is adjacent to a platted but undeveloped public right-of-way.
4. The proposed setback reduction would not obstruct public access or interfere with future use of the right-of-way.

Conclusion of Law: Based on the above findings, granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).

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(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

The Matanuska-Susitna Borough Comprehensive Plan (2005 Update) pertains to this property. Two of the land use goals state:

Goal (LU-1): Protect and enhance the public safety, health, and welfare of Borough residents.
Policy LU1-1: Provide for consistent, compatible, effective and efficient development within the borough.

This plan does not expressly address variance requests. It does include goals to protect the environment and the surrounding areas. Variance requests are not inconsistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update).

Findings of Fact:

1. MSB Chapter 17.65 *Variances* were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable.
2. Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents.
3. Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough.
4. Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values.
5. The proposed setback reduction would allow reasonable residential use of a platted lot while preserving the residential character of the neighborhood.
6. The applicant proposes to construct a residential structure, measuring approximately 30 feet by 50 feet (1,500 square feet) located approximately 10 feet north of the public right-of-way known as East Carter Circle.
7. The proposed residential structure is expected to adhere to all other applicable setbacks.
8. Planning staff analyzed nearby parcels in Barry's Finger Lake Subdivision.
9. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
10. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area.
11. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
12. There are four similarly platted lots within Barry's Finger Lake Subdivision which have existing legal structures which are located within approximately 5 feet from the right-of-way. Two of the four developed lots have structures approximately zero feet from the adjacent right-of-way.
13. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 668 square feet, with the largest comparable legal structure being approximately 930 square feet.

14. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance.

Discussion: Matanuska-Susitna Borough Comprehensive Plan (2005 Update) prioritizes public health, effective development which is consistent and compatible with the character of surrounding areas, and protecting the residential character of neighborhoods. The proposed setback reduction would allow development of a single-family residence which is consistent with the established character of the surrounding neighborhood, supports the reasonable development of a legally created lot of record, and does not adversely affect public health, safety, welfare.

Conclusion of Law: Based on the above findings, the proposed variance is in harmony with this title and the applicable comprehensive plans (MSB 17.65.020(A)(4)).

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(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

Findings of Fact:

1. The applicant proposes to construct a residential structure, measuring approximately 30 feet by 50 feet (1,500 square feet) located approximately 10 feet north of the public right-of-way known as East Carter Circle.
2. The proposed residential structure is expected to adhere to all other applicable setbacks.
3. Planning staff analyzed nearby parcels in Barry's Finger Lake Subdivision.
4. Comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations.
5. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area.
6. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
7. There are four similarly platted lots within Barry's Finger Lake Subdivision which have existing legal structures which are located within approximately 5 feet from the right-of-way. Two of the four developed lots have structures approximately zero feet from the adjacent right-of-way.
8. Development within the comparable parcels reflects modest residential use, with an average structure size of approximately 668 square feet, with the largest comparable legal structure being approximately 930 square feet.
9. Existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance.
10. The proposed setback reduction would allow reasonable residential use of a platted lot while preserving the residential character of the neighborhood.

Discussion: Staff analysis reviewed the site plan and determined that while a conforming building area exists, strict adherence to setback requirements would significantly restrict the size and

placement of a residential structure. As a result, the applicant would be deprived of the opportunity to reasonably develop the property in a similar manner to the commonly enjoyed use by surrounding legally developed residential properties. Approval of this application does not exempt the applicant from conforming to utility setbacks or any other applicable permits and regulations.

Conclusion of Law: Based on the above findings, granting a variance will be no more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).

Section 17.65.030 Cases Where Variance is Illegal

(A) A variance from this title may not be granted if:

(1) Special conditions that require the variance are caused by the person seeking the variance.

Findings of Fact:

1. The subject lot is part of the amended Barry's Finger Lake Subdivision (Plat 60-12) and was initially platted in 1951 before Borough setback and lot size regulations were established.
2. The platted lot is 50 feet in width per Plat # 60-12.
3. The subject lot measures approximately 0.13 acres (5,585 square feet).
4. The subject property is a corner lot bordered by public rights-of-way on two sides, resulting in additional setback constraints not commonly found on interior lots.
5. Right-of-way setback distance for construction of residential structures is 25 feet per MSB 17.55 *Setbacks and Screening Easements*.
6. There is a small building envelope that adheres to Borough setback regulations per MSB 17.55 *Setbacks and Screening Easements*.
7. The potential width of a structure on the subject lot that conforms to current Borough regulations would be 15 feet.
8. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area.
9. The proposed setback reduction would allow reasonable residential use of a platted lot while preserving the residential character of the neighborhood.

Conclusion of Law: Based on the above findings, the person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).

(2) The variance will permit a land use in a district in which that use is prohibited.

Findings of Fact:

1. The subject parcel is not located within a Special Land Use District.

2. Residential structures are allowed on this property.
3. There are no restrictions on the use of the subject property outside of MSB 17.55 *Setbacks and Screening Easements*.

Conclusion of Law: Based on the above findings, the variance, if granted, will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).

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(3) The variance is sought solely to relieve pecuniary hardship or inconvenience.

Findings of Fact:

1. The subject lot is part of the amended Barry's Finger Lake Subdivision (Plat 60-12) and was initially platted in 1951 before Borough setback and lot size regulations were established.
2. The platted lot is 50 feet in width per Plat # 60-12.
3. The subject lot measures approximately 0.13 acres (5,585 square feet).
4. The subject property is a corner lot bordered by public rights-of-way on two sides, resulting in additional setback constraints not commonly found on interior lots.
5. The subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area.
6. The proposed setback reduction would allow reasonable residential use of a platted lot while preserving the residential character of the neighborhood.
7. According to the application materials, the primary purpose for development is to construct a single-family primary residence for applicant and family.

Conclusion of Law: Based on the above findings, the variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

STAFF RECOMMENDATIONS

Staff recommends approval of the request because the applicant has demonstrated that strict application of the required 25-foot right-of-way setbacks substantially limits the reasonable use of the 0.13-acre parcel. The lot was created prior to the adoption of current Borough lot size and setback requirements and is uniquely constrained by public rights-of-way along both the south and east property boundaries. These conditions significantly reduce the available building envelope and limit the ability to reasonably develop the property in a similar manner to the commonly enjoyed use by surrounding legally developed residential properties within Barry's Finger Lake Subdivision.

The hardship is not the result of any action taken by the applicant but rather stems from the physical characteristics and historical platting of the property. The requested variance would allow for the development of a reasonably sized single-family residence while preserving compliance with all

other applicable setback requirements. Staff finds that the variance will not be injurious to neighboring properties or harmful to the public welfare, is consistent with the objectives of Title 17 and the Borough Comprehensive Plan, and represents the minimum relief necessary to permit reasonable residential use of the property. Therefore, the request meets the approval criteria contained in MSB 17.65 *Variances* and merits approval.

Should the Planning Commission deny the variance, the commission shall create findings supporting the denial and amend the resolution.

MAPS

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56017B02L004

Last Updated: 10/14/2026 10:00 AM

Site Information

Account Number	56017B02L004	**Subdivision**	BARRY'S FINGER LK
Parcel ID	81685		
TRS	S18N01E33	**City**	None
Abbreviated Description (Not for Convenience)	BARRY'S FINGER LK BLOCK 2 LOT 4	**Tax Map**	WA07
Site Address	--		

Ownership

Owners	NARDINI 2015 TR	**Buyers**	
Owner's Primary Address	826 O PL ANCHORAGE AK 99501	**Buyer's Primary Address**	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	$7,500	$0	$7,500
2025	$6,500	$0	$6,500
2024	$6,500	$0	$6,500

Assessments

Year	Land Assessed	Building Assessed	Total Assessed [1]
2026	$7,500	$0	$7,500
2025	$6,500	$0	$6,500
2024	$6,500	$0	$6,500

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0007	11.117	$83.38
2025	Yes	0007	12.035	$78.22
2024	Yes	0007	12.374	$80.43

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
03/17/2025	WARRANTY DEED (ALL TYPES)	Palmer 2025-004397-0
06/04/2024	QUITCLAIM DEED (ALL TYPE)	Palmer 2024-008964-0
06/29/2023	MISCELLANEOUS	Palmer 2023-011167-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total [3]	LID Exists
Current	$0	$0	$0	$0	$0	No

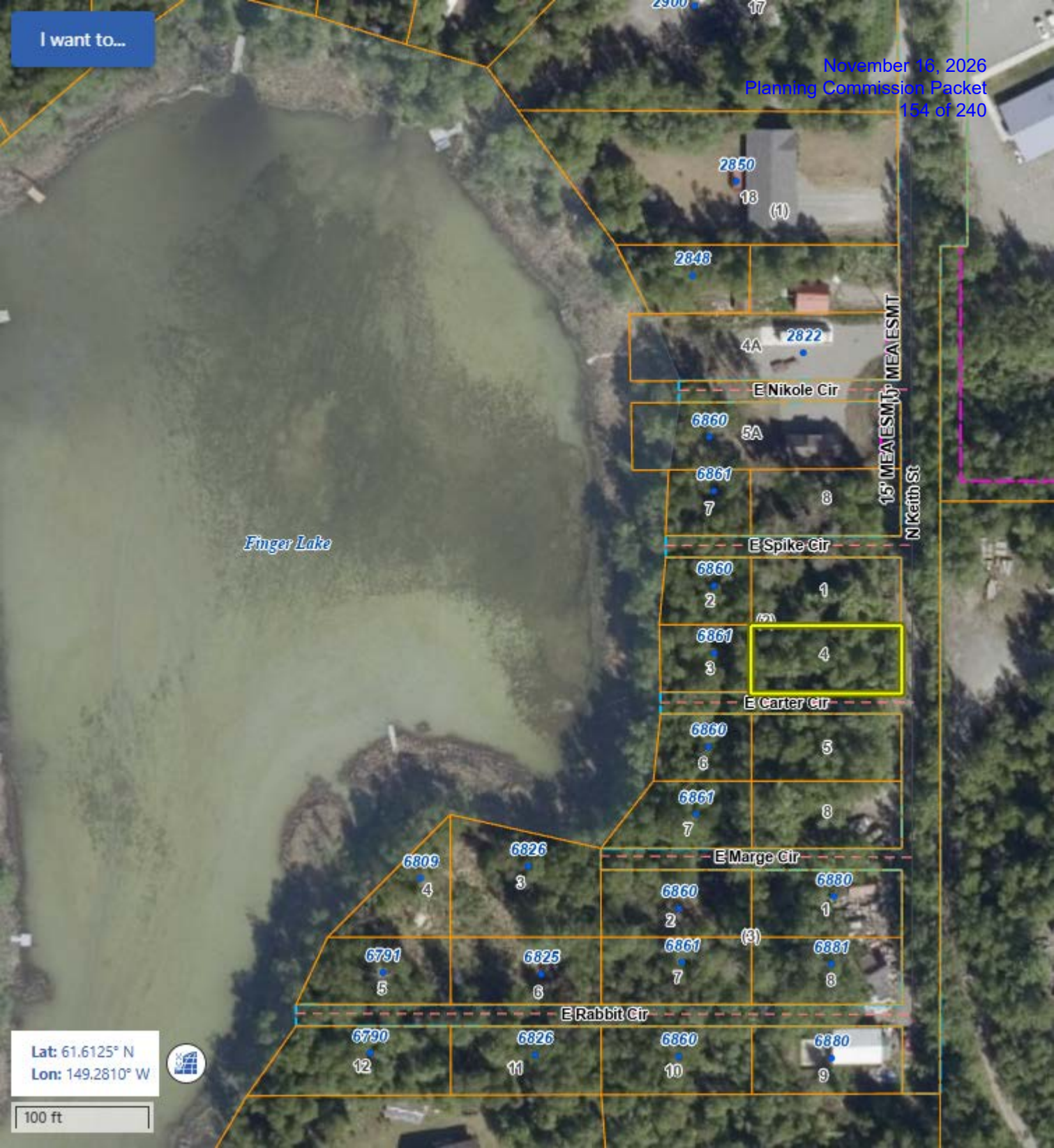
Land and Miscellaneous

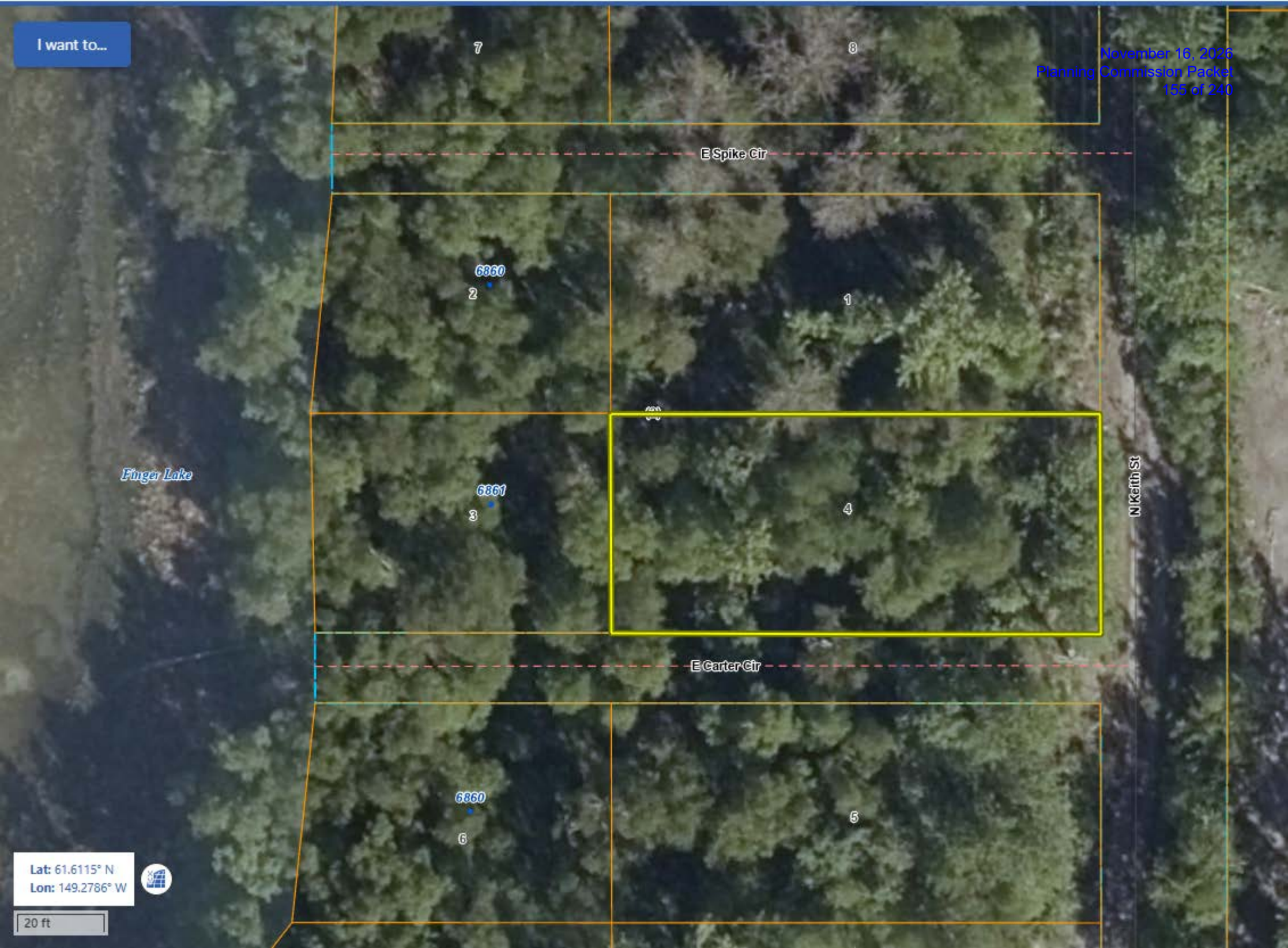
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.13	0.13	Assembly District 004	28-455	130 Central Mat-Su	025 Bogard RSA

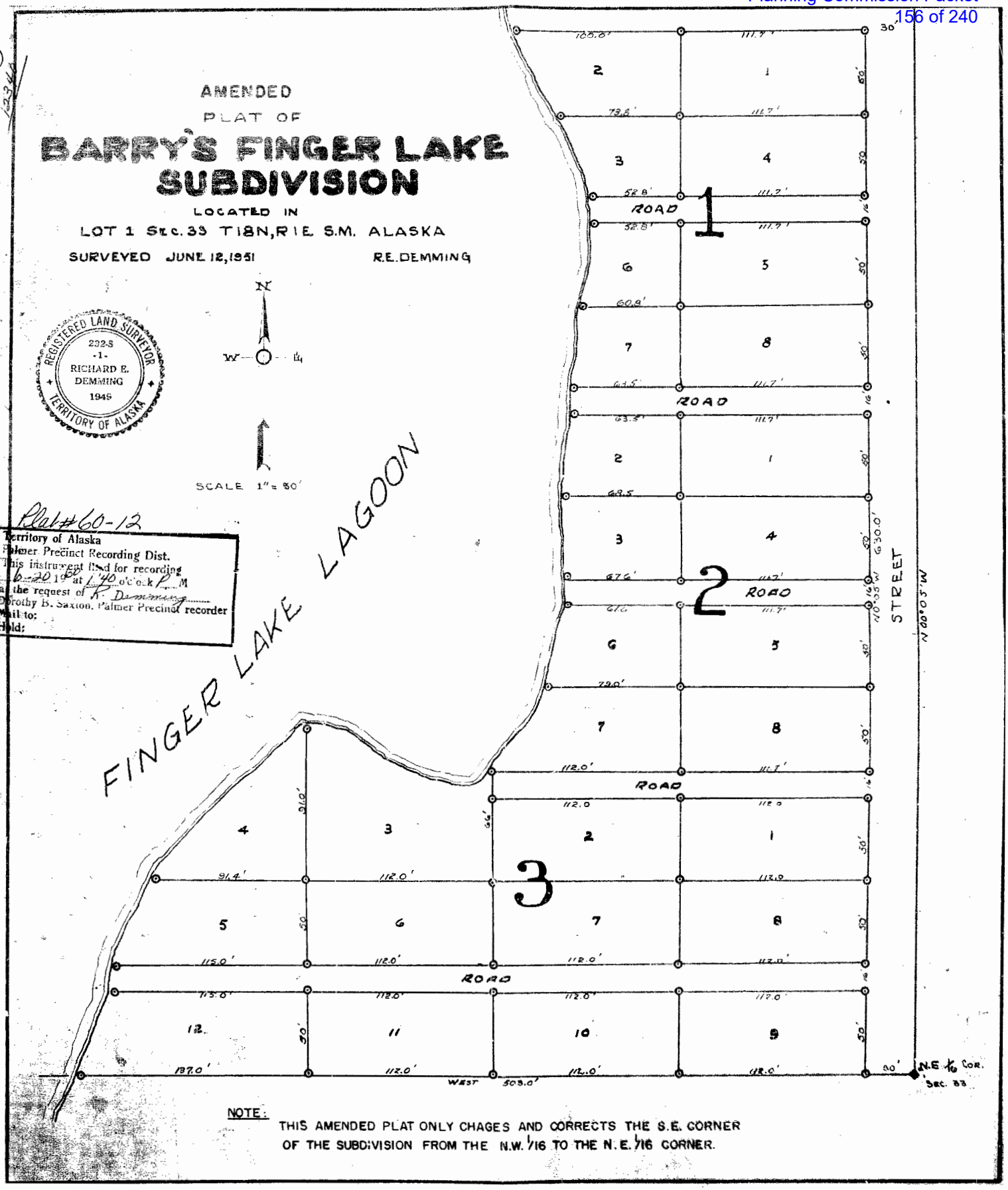
[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

[2] If account is in foreclosure, payment must be in certified funds.

[3] If you reside within the city limits of Palmer or Houston, your exemption amount may be different.


I want to...
2900
17
2850
18
(1)
2848
4A
2822
E Nikole Cir
15' MEA ESMT
15' MEA ESMT
N Keith St
6860
5A
6861
7
8
Finger Lake
E Spike Cir
6860
2
1
6861
3
4
E Carter Cir
6860
6
5
6861
7
8
E Marge Cir
6809
4
6826
3
6860
2
6880
1
(3)
6791
5
6825
6
6861
7
6881
8
E Rabbit Cir
6790
12
6826
11
6860
10
6880
9
Lat: 61.6125° N
Lon: 149.2810° W
100 ft


I want to...
7
8
E Spike Cir
6860
2
1
Finger Lake
6861
3
4
N Keith St
E Carter Cir
6860
6
5
Lat: 61.6115° N
Lon: 149.2786° W
20 ft


AMENDED
PLAT OF
BARRY'S FINGER LAKE SUBDIVISION
LOCATED IN
LOT 1 Sec. 33 T18N, R1E S.M. ALASKA
SURVEYED JUNE 12, 1951
R.E. DEMMING
REGISTERED LAND SURVEYOR
232-S
-1-
RICHARD E. DEMMING
1949
TERRITORY OF ALASKA
N
W
E
SCALE 1" = 60'
Plat #60-12
Territory of Alaska
Palmer Precinct Recording Dist.
This instrument filed for recording
6-20 19 60 at 1:40 o'clock P.M
at the request of R. Demming
Dorothy B. Saxton, Palmer Precinct recorder
Mail to:
Hold:
FINGER LAKE LAGOON
ROAD
STREET
N 00° 03' W
N.E. 1/16 Cor. Sec. 33
NOTE:
THIS AMENDED PLAT ONLY CHAGES AND CORRECTS THE S.E. CORNER OF THE SUBDIVISION FROM THE N.W. 1/16 TO THE N.E. 1/16 CORNER.

BOOK 0414 PAGE 739

Matanuska Electric Association, Inc.

November 16, 2026
Planning Commission Packet
157 of 240

ELECTRIC LINE RIGHT OF WAY EASEMENT W.O. 18325

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Walter J. Ward and Virginia Ward

(~~unmarried~~) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

The East 15 ft. of Lot 4, Block 2, Barry's Finger Lake Subdivision, located in Government Lot 1, Section 33, T18N, R1E, S.M., according to the official Plat No. 60-12.

Being in Section 33, Township 18N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 2nd day of April, 19 85

X Walter J. Ward L.S.

X Virginia L. Ward L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 2nd day of April, 19 85, before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Walter Ward & Virginia L. Ward, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

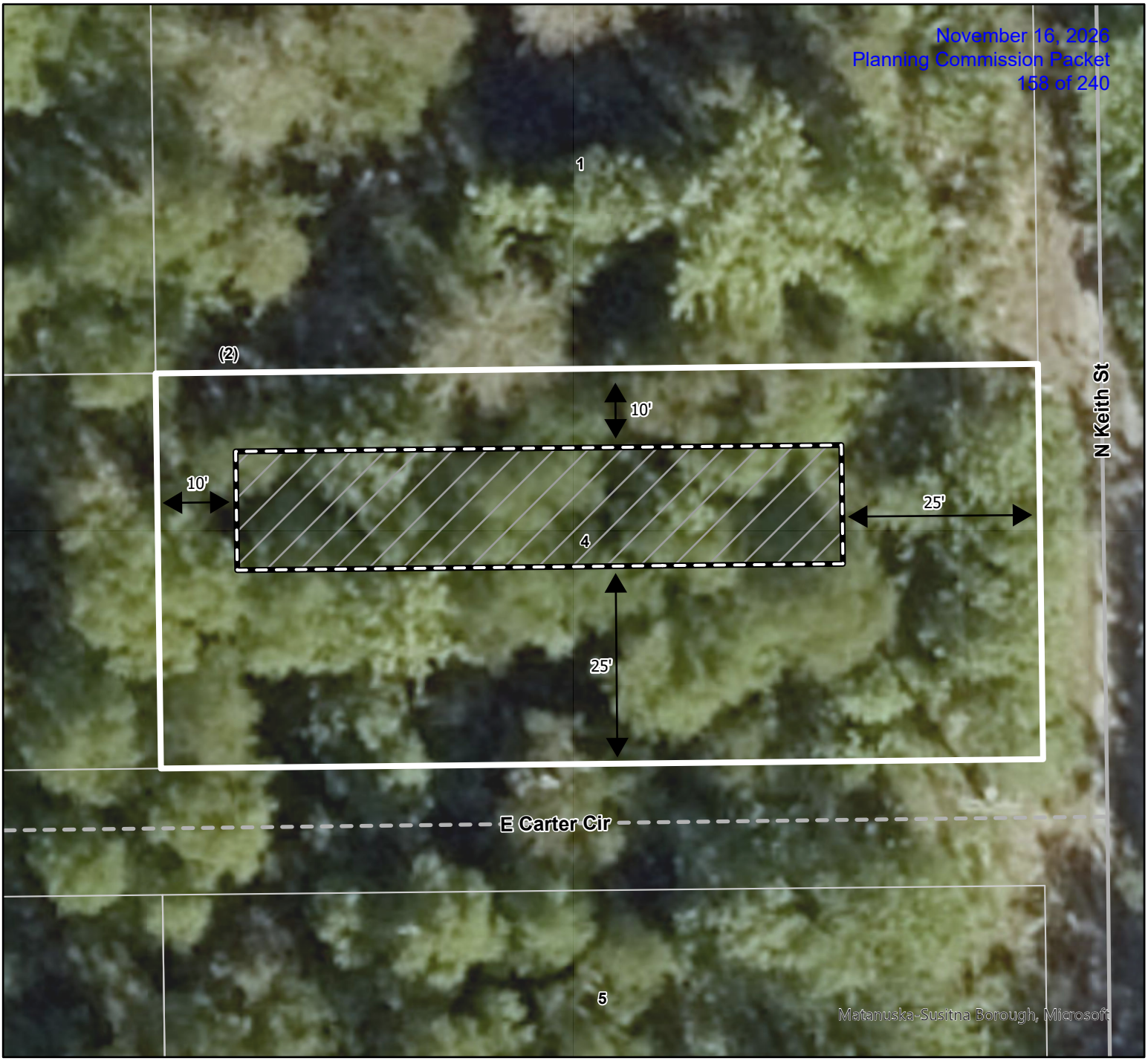
Loren L. Patterson
NOTARY PUBLIC in and for Alaska
My commission expires: July 13, 1988

302-18 (7-80)

85-010927-8

RECORDED-~~FILED~~
PALMER REC.
DISTRICT
May 2 T 32 PM '85
REQUESTED BY _____

MATANUSKA ELECTRIC ASSC., INC.
P. O. Box [illegible]
Palmer, Alaska 99645



6017B02L004

Buildable Space

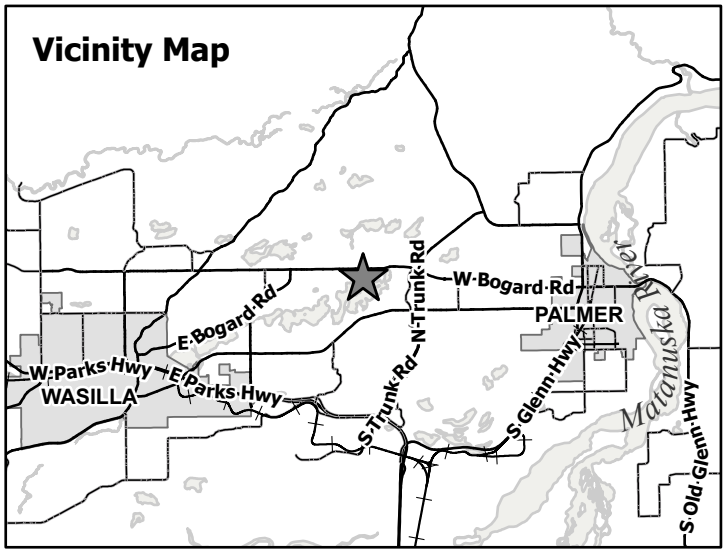
*Depicted buildable space is an approximation only. See site plan dated 5/17/2026 for measurements verified by a certified surveyor.

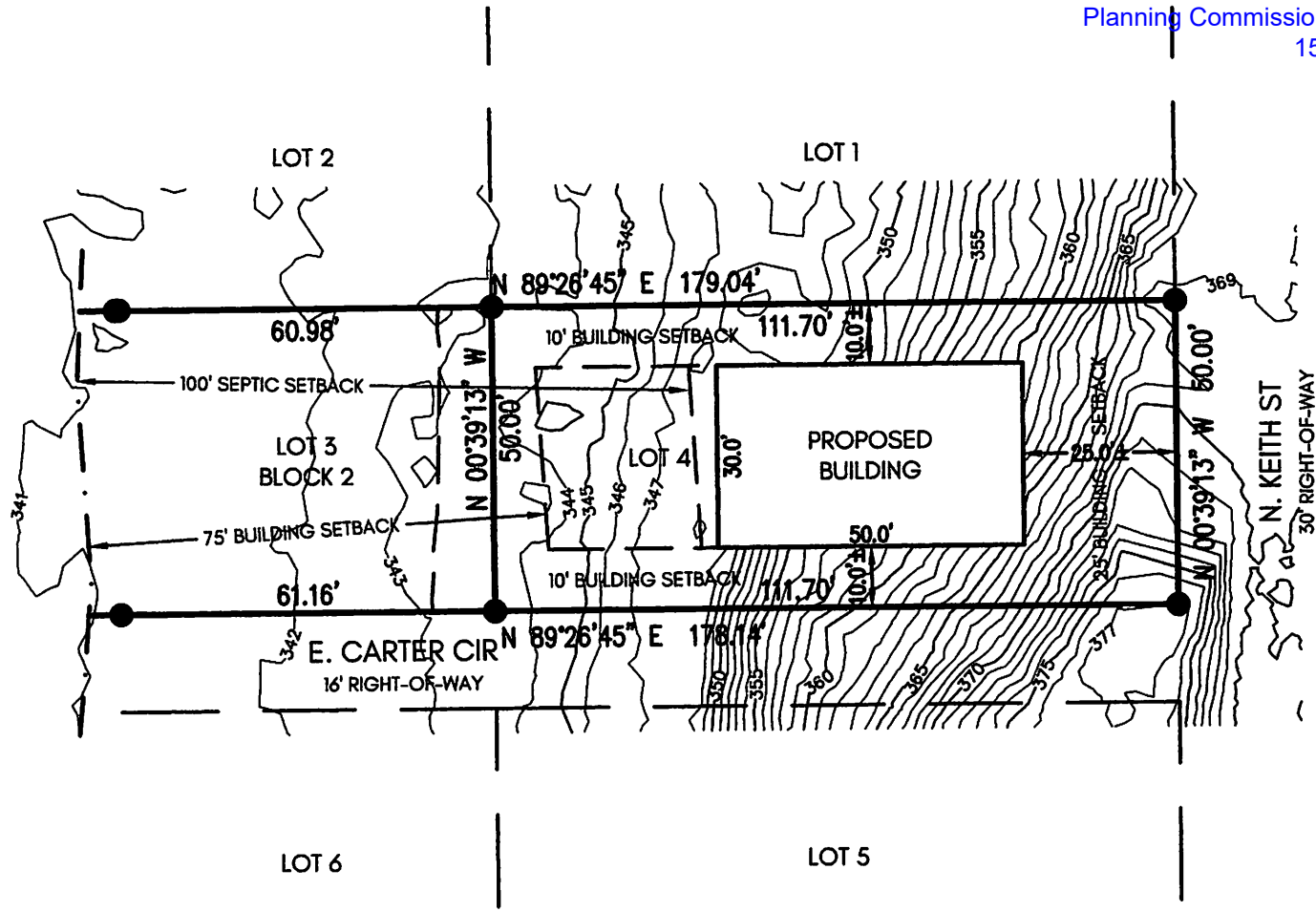
This map is for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

N

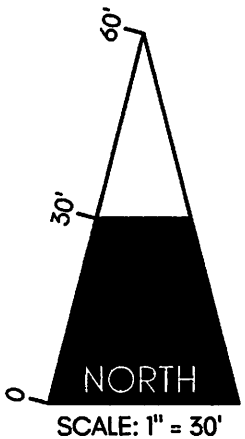
MSB Information Technology/GIS
November 04, 2026

0 30 Feet





FINGER LAKE



SCALE: 1" = 30'

LEGEND

— · — · — ORDINARY HIGH WATER

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

SITE PLAN OF

LOTS 3 & 4, BLOCK 2, BARRY'S FINGER LAKE SUBDIVISION

PLAT 60-12, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SECTION 33, T18N, R1E, S.M., AK

GRID: WA07	DRAWN: SPK	SCALE: 1" = 30'
FILE: 26-129	CHECKED: DMR	DATE: 5/17/2026

PUBLIC NOTICING

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

The Matanuska-Susitna Borough Planning Commission will consider the following:

Charles Nardini, property owner, has applied for a variance under MSB 17.65 for a parcel located on North Keith Street (Tax ID# **6017B02L004**). The property is approximately 0.13 acres. The owner is proposing to construct a residential structure approximately 10 feet from the public right-of-way known as East Carter Circle. Per Borough code, structures are required to maintain a minimum setback of 25 feet from a public right-of-way. Approval of this variance would allow the owner to construct the proposed addition within the setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsu.gov by clicking on "All Public Notices & Announcements." For additional information, you may contact Natasha Grover, Current Planner, by phone: 907-861-8606. Provide written comments by e-mail to Natasha.Grover@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: http://www.matsu.gov/, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

_____

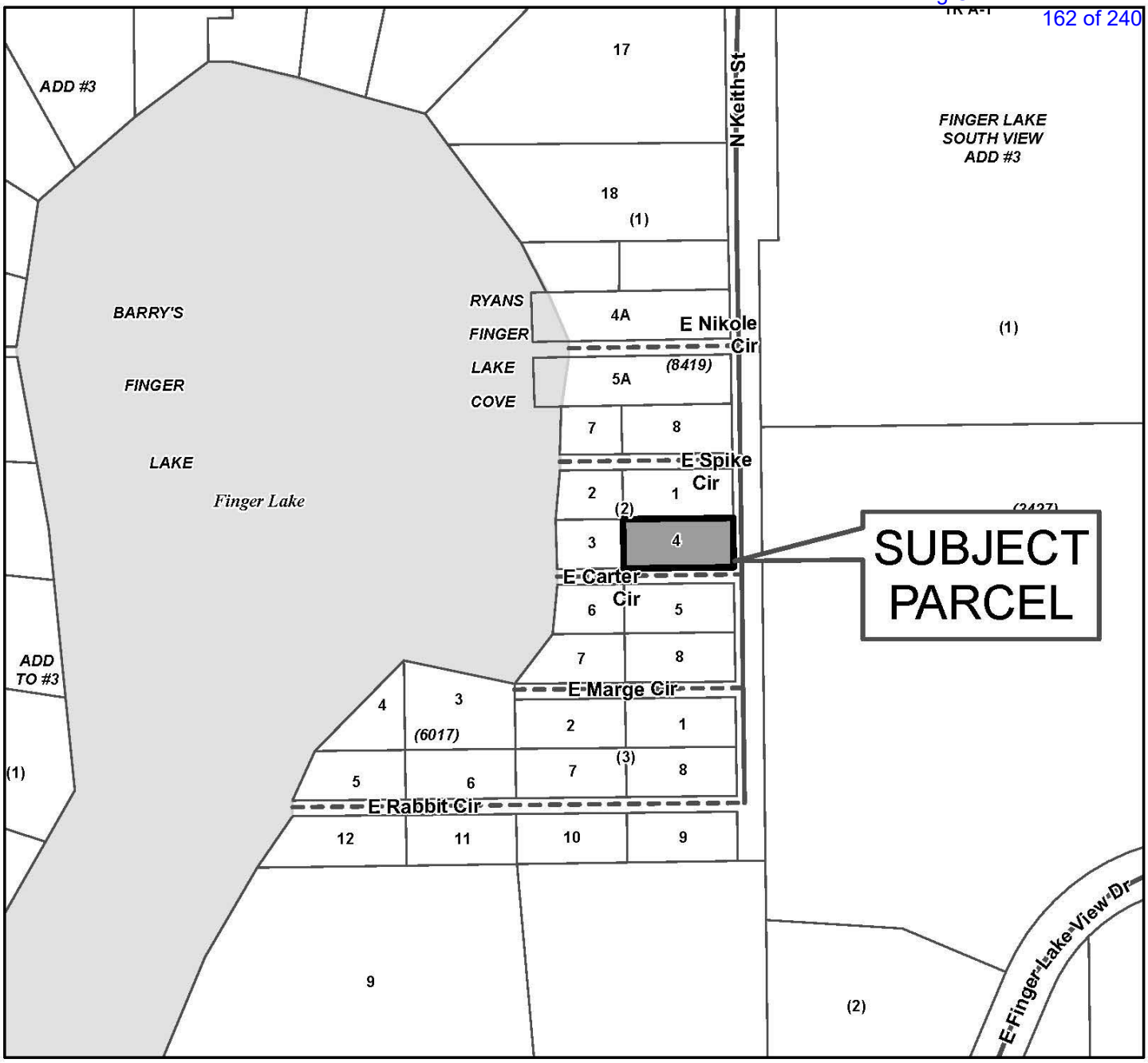
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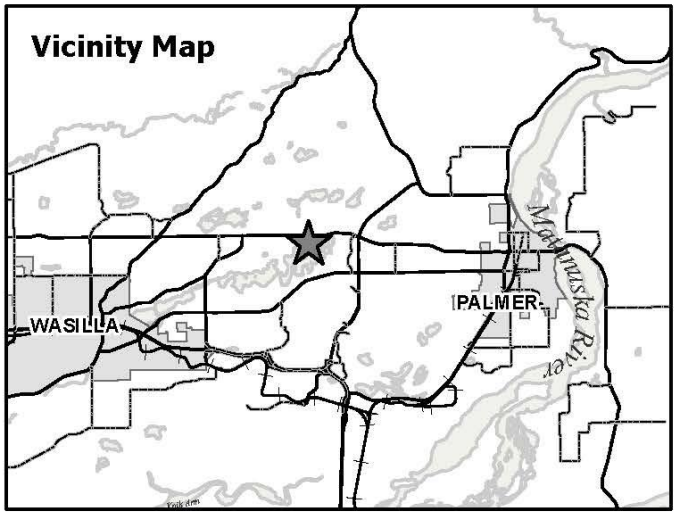
_____

_____

Note: Vicinity Map Located on Reverse Side



6017B02L004



This map is for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

N

MSB Information Technology/GIS
October 28, 2026

0 250 Feet

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Postage: Mailers must affix meter, PC Po or (uncanceled) postage stamps here in p of total fee due.

US POSTAGE™ PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 OCT 29 2026

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
25	1st	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
8.5oz	$19.50	$14.00

Mailed For	Mailed By
Permit Center	Betty Jean Black

PALMER, AK 99645
OCT 29 2026
USPS

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

_____
(Postmaster or Designee)

NO	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Ad	Mailing Address Zipcode
1	NELSON C M SURVIVORS TRUST	NELSON CYNTHIA M TRE	SUITE 3 #319	1150 S COLONY WAY	PALMER	AK	99645
2	YORDY MAGDALENA ACEVEDO DE			6700 E FINGER LAKE VIEW DR	WASILLA	AK	99654
3	MCKENZIE DUANE & JENNIFER			6701 E FINGERLAKE VIEW DR	WASILLA	AK	99654
4	SET FREE ALASKA INC			PO BOX 876741	WASILLA	AK	99687
5	STUART JOHN J JR & KAREN A			PO BOX 2291	PALMER	AK	99645
6	EBY DENNIS J & CAROL S			6625 E FINGER LAKE VIEW DR	WASILLA	AK	99654
7	HALL JASON			590 E CARPENTER CIR	WASILLA	AK	99654
8	CONRAD TIMOTHE C & SABRINA			6685 E FINGER LAKE S	WASILLA	AK	99654
9	HITT ALICIA S			4683 LOWER HAWTHORNE TRL	CAIRO	GA	39828
10	CAMPBELL GARY R B			13610 VERN DR	ANCHORAGE	AK	99516
11	NARDINI 2015 TR			826 O PL	ANCHORAGE	AK	99501
12	MAXWELL DAVID & NOEL			6405 N FARM LOOP	PALMER	AK	99645
13	HALBERG JEB & CAMMIE			PO BOX 2503	PALMER	AK	99645
14	RIPPLE LOREN L & TANA L			1063 BOB WHITE RD	VICTORIA	TX	77905
15	BELL JANE E			7129 E FINGER COVE DR	PALMER	AK	99645
16	YOUNG ROGER A II	LEMONS-YOUNG LAURA L	#142	189 E NELSON AVE	WASILLA	AK	99654
17	MCKINNON BRIAN K		STE 2 PMB 152	3060 N LAZY EIGHT CT	WASILLA	AK	99654
18	HANNON HARLAND & SANDRA			PO BOX 520393	BIG LAKE	AK	99652
19	ROBINSON BRADLEY J & LINDSEY H		STE 2 PMB 508	3060 N LAZY EIGHT CT	WASILLA	AK	99654
20	ELLIOT BRYAN W & BRITTANY R			2775 N LAGOON DR	WASILLA	AK	99654
21	ROSTER MATTHEW	DOYEL CAITLIN		2745 N LAGOON DR	WASILLA	AK	99654
22	OLITO CHARLOTTE E			2725 N LAGOON DR	WASILLA	AK	99654
23	CURTIS DANIELLE NIKOLE			425 LAKE VIEW AVE	WASILLA	AK	99654
24	BURKE RYAN			150 W FALLEN LEAF CIR	WASILLA	AK	99654
25	NORTH LAKES COMMUNITY COUNCIL		STE 2 PMB 449	3060 N LAZY EIGHT CT	WASILLA	AK	99654


E Bogard Rd
(7)
(2897)
1A
1B
(6019)
ADD #3
(6018)
5A
13
15
16
17
TR A-1
FINGER LAKE SOUTH VIEW ADD #3
(1)
(3427)
TR A-2
(2201)
2A
3A
(1429)
N Lagoon Dr
N McKee Dr
BARRY'S FINGER LAKE
(1)
(2)
A10
(3382)
TR 4-1
TR 3-1
TR 2
(6113)
(5324)
(6728)
7A
6A
A7
(2147)

The Matanuska-Susitna Borough Planning Commission will consider the following:

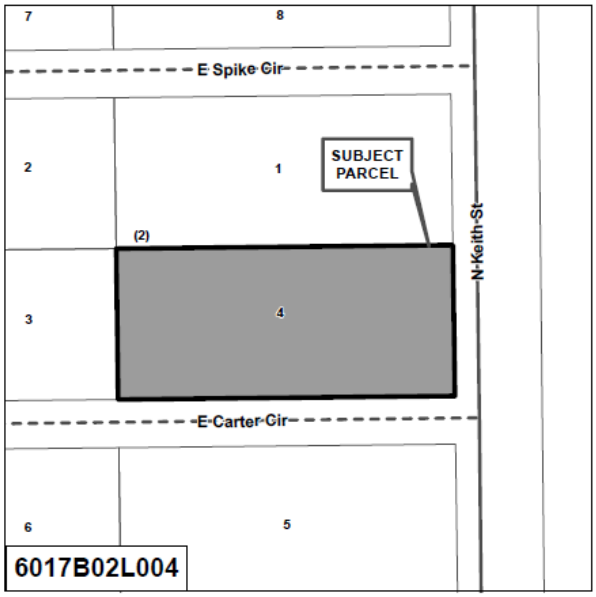
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Public Notice for Posting

Public | Summarize this email

YA
Yenastry Akootchook
To: Borough.Librarians
Cc: Wade Long

Reply | Reply all | Forward

Wed 10/28/2026 5:35 PM

Flagged

Public Notice 8578B05L015A.... 148 KB
Public Notice 6017B02L004.p... 122 KB
Public Notice 6041B08L010.p... 152 KB

3 attachments (422 KB) | Save all to OneDrive - Matsugov.us | Save All Attachments

75% of recipients have opened this mail.
See more insights | Feedback

Good Afternoon,

Please find the attached Public Notice for posting.

Thank you.

Yenastry Akootchook

Development Services
Division Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.8574
https://www.matsu.gov

SITE VISIT PHOTOS

(10-27-26)



View of N Keith Street and front of subject property.



View of N Keith Street and front of subject property.



Lot line marker at southeast corner of subject parcel



Lot line marker at northeast corner of lot and borough vehicle parked at southeast corner showing the 50 foot width of the lot.



Utility pole in right-of-way East Carter Circle and lot line marker at southeast corner of subject lot.



Close up of utility pole in right-of-way East Carter Circle and lot line marker at southeast corner of subject lot.

APPLICATION MATERIAL

MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
Email: permitcenter@matsugov.us

APPLICATION FOR A VARIANCE – MSB 17.65

NOTE: *Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

Required Attachments:

RECEIVED
SEP 03 2026
PERMIT CENTER

____ ~~$1,500~~ 1600 application fee
____ Certified Site Plan – as defined in MSB 17.125
____ Structural elevation drawings of the proposed development
__✓__ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): 6017B02L004
Street Address: There is no address. Adjoing lot (also mine) is 6861 E. Carter Cr.

Name of Property Owner	**Name of Agent / Contact for application**
Nardini 2015 Trust (Charles Nardini)	
Mailing: 6151 W. Outboard Circle	Mailing:
Wasilla, AK 99623	
Phone: Hm ____ Fax ____	Phone: Hm ____ Fax ____
Work ____ Cell 907.242.0499	Work ____ Cell ____
E-mail: 2420499@gmail.com	E-mail:

NARRATIVE – In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement.	**Attached**
Identify the exact code standard(s) which the request for variance is related to.	
Provide a detailed written description as to why the variance is required.	
What unusual conditions or circumstances apply to the property for which the variance is sought?	

How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	
How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	

A variance may <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> applicable to this application.	**Attached**
The special conditions that require the variance are caused by the person seeking the variance.	
The variance will permit a land use in a district in which that use is prohibited.	
The variance is sought solely to relieve pecuniary hardship or inconvenience.	

Drawings	**Attached**
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. The survey must be submitted under the seal of an Alaska Registered Land Surveyor.	
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 6017B02L004 and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

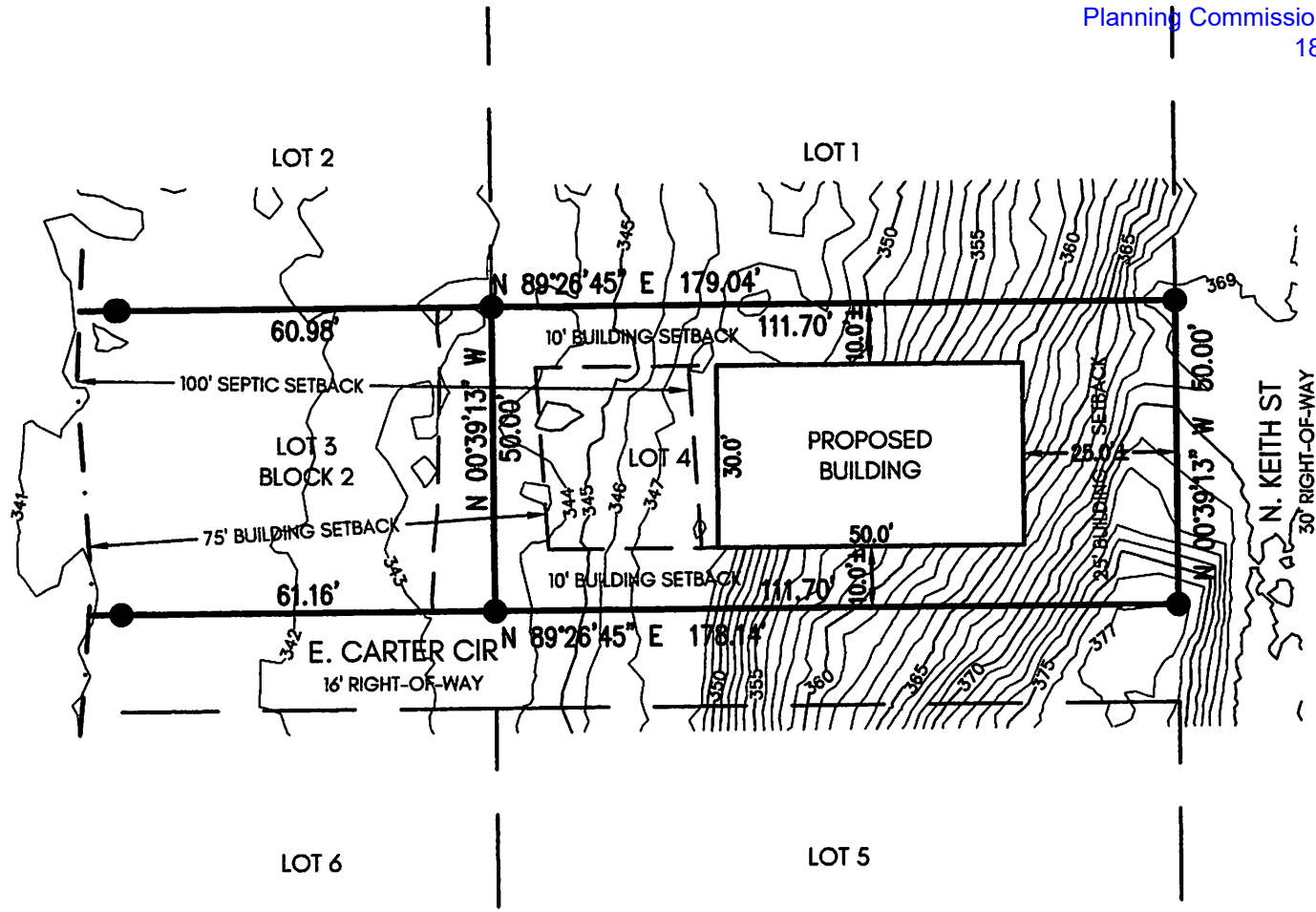
	Charles Nardini / Nardini 2015 Trust	08/28/2026
Signature: Property Owner	Printed Name	Date
Signature: Agent	Printed Name	Date

Narrative for 6017B02L004 Nardini 2015 Trust:

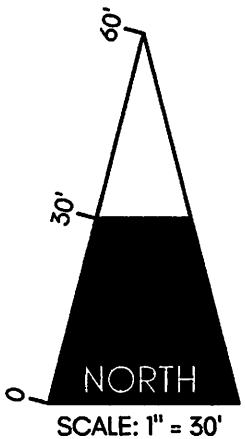
17.65.020:

(1): Carter Circle which is bordering L004 has a power pole at the beginning of this platted road. The lot was platted in 1951 and the pole was installed in 1985. It is unlikely this road will ever be constructed and if the set-back to Carter circle was reduced to 10' I would be able to build a home larger than the currently allowed 15'.
(2): Due to set-backs as they are (10'/25') I can only construct a 15' wide structure. Carter circle, if ever constructed is only platted as a 10' wide road.
(3): Granting a reduced set-back would still maintain Carter circle in its present form and it is likely it will only ever be a walking access. The neighboring lot on the other side of Carter Circle would not be affected in any way.
(4): I am not sure how to answer this...the increased set back would allow me to build a larger structure and not impede any use of the platted road (Carter Circle).
(5): Deviation obtained through a variance would allow a full time/year round single family home to be constructed for myself and family.

Explanation of MSB adopted voluntary best management practices for development around waterbodies. The lot is one back from Finger Lake. No construction will take place on lot 3 (only lot 4).



FINGER LAKE



SCALE: 1" = 30'

LEGEND

— · — · — ORDINARY HIGH WATER

LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

SITE PLAN OF

LOTS 3 & 4, BLOCK 2, BARRY'S FINGER LAKE SUBDIVISION

PLAT 60-12, PALMER RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN SECTION 33, T18N, R1E, S.M., AK

GRID: WA07	DRAWN: SPK	SCALE: 1" = 30'
FILE: 26-129	CHECKED: DMR	DATE: 5/17/2026

CORRESPONDENCE

Natasha Grover

From: Natasha Grover
Sent: Wednesday, October 28, 2026 3:45 PM
To: Nick Srebernak; 2420499@gmail.com
Subject: RE: Address Assignment - Barry's Finger Lake B2 L4

Thank you Nick!

Natasha Grover
Current Planner
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-8606
Natasha.Grover@matsu.gov

From: Nick Srebernak <Nick.Srebernak@matsu.gov>
Sent: Wednesday, October 28, 2026 10:55 AM
To: Natasha Grover <Natasha.Grover@matsu.gov>; 2420499@gmail.com
Subject: Re: Address Assignment - Barry's Finger Lake B2 L4

Assigned 2774 N Keith St.

Thank you,

Nick Srebernak
Matanuska-Susitna Borough
GIS Addressing Specialist
(907) 861-7885
Nick.Srebernak@matsugov.us

From: Natasha Grover <Natasha.Grover@matsu.gov>
Sent: Tuesday, October 27, 2026 5:01 PM
To: Nick Srebernak <Nick.Srebernak@matsu.gov>
Subject: Address Assignment - Barry's Finger Lake B2 L4

Hi Nick,

This parcel has a variance coming up but no street address.
The access will be from N. Keith Street.

Tax ID: 6017B02L004
Legal: Barry's Finger Lake B2 L4
Owner: Charles Nardini, 2420499@gmail.com, 907-242-0499

Thanks!

COMMENTS

No Public Comments Received

DRAFT

PLANNING COMMISSION RESOLUTION

By: Natasha Grover
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-24

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE IN ACCORDANCE WITH MSB 17.65, VARIANCES, FROM MSB 17.55 SETBACKS AND SCREENING EASEMENTS, TO CONSTRUCT A RESIDENTIAL STRUCTURE APPROXIMATELY 10 FEET FROM THE PUBLIC RIGHT-OF-WAY EAST CARTER CIRCLE LOCATED AT 2774 NORTH KEITH STREET (TAX ID# 6017B02L004), WITHIN TOWNSHIP 18 NORTH, RANGE 1 EAST, SECTION 33, SEWARD MERIDIAN.

WHEREAS, Charles Nardini, property owner, has applied for a variance under MSB 17.65 for a parcel located at 2774 North Keith Street (Tax ID# 6017B02L004) ; and

WHEREAS, to grant a variance, the Planning Commission must find that each requirement of MSB 17.65.020(A) has been met; and

WHEREAS, the subject lot is part of the amended Barry's Finger Lake Subdivision (Plat 60-12) and was initially platted in 1951 before Borough setback and lot size regulations were established; and

WHEREAS, the platted lot is 50 feet in width per Plat # 60-12; and

WHEREAS, the subject lot measures approximately 0.13 acres (5,585 square feet); and

WHEREAS, the subject property is a corner lot bordered by public rights-of-way on two sides, resulting in additional setback constraints not commonly found on interior lots; and

WHEREAS, right-of-way setback distance for construction of residential structures is 25 feet per MSB 17.55 Setbacks and Screening Easements; and

WHEREAS, there is a small building envelope that adheres to Borough setback regulations per MSB 17.55 Setbacks and Screening Easements; and

WHEREAS, the potential width of a structure on the subject lot that conforms to current Borough regulations would be 15 feet; and

WHEREAS, planning staff analyzed nearby parcels in Barry's Finger Lake Subdivision; and

WHEREAS, comparable properties used in the analysis by staff only included those lots which appeared to be in compliance with Borough regulations; and

WHEREAS, nearly all lots within Barry's Finger Lake Subdivision are 50 feet wide with at least half of the lot affected by the setback from a public right-of-way; and

DRAFT

WHEREAS, Barry's Finger Lake Subdivision has five dedicated rights-of-way, each unconstructed and measuring sixteen feet wide, which run west from North Keith Street to the shoreline of Finger Lake; and

WHEREAS, there are nine other similarly platted lots within Barry's Finger Lake Subdivision with frontage on North Keith Street that also have frontage on an unconstructed right-of-way; and

WHEREAS, the subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, measures 50 feet by approximately 112 feet; and

WHEREAS, the subject property, and other similarly platted lots within Barry's Finger Lake Subdivision, is approximately 5,600 square feet in size, with only 1,305 square feet of conforming buildable area; and

WHEREAS, there are four similarly platted lots within Barry's Finger Lake Subdivision which have existing legal structures which are located within approximately 5 feet from the right-of-way. Two of the four developed lots have structures approximately zero feet from the adjacent right-of-way; and

WHEREAS, development within the comparable parcels reflects modest residential use, with an average structure size of

DRAFT

approximately 668 square feet, with the largest comparable legal structure being approximately 930 square feet; and

WHEREAS, the applicant proposes to construct a residential structure, measuring approximately 30 feet by 50 feet (1,500 square feet) located approximately 10 feet north of the public right-of-way known as East Carter Circle; and

WHEREAS, the proposed residential structure is expected to adhere to all other applicable setbacks; and

WHEREAS, the proposed setback reduction is adjacent to a platted but undeveloped public right-of-way; and

WHEREAS, the proposed setback reduction would not obstruct public access or interfere with future use of the right-of-way; and

WHEREAS, MSB Chapter 17.65 Variances were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby limiting development; and

WHEREAS, Goal (LU-1) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect and enhance the public safety, health, and welfare of Borough residents; and

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent,

compatible, effective, and efficient development within the Borough; and

WHEREAS, Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values; and

WHEREAS, the proposed setback reduction would allow reasonable residential use of a platted lot while preserving the residential character of the neighborhood; and

WHEREAS, existing development patterns of lots within the comparable area establish a clear commonly enjoyed use which is consistent with the proposed use of the requested variance; and

WHEREAS, the subject parcel is not located within a Special Land Use District; and

WHEREAS, residential structures are allowed on this property; and

WHEREAS, there are no restrictions on the residential use of the land outside of MSB 17.55 setbacks; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-24;

DRAFT

1. There are unusual conditions or circumstances that apply to the property for which the variance is sought. (MSB 17.65.020(A)(1)).
2. Strict application of the setback requirements would create significant constraints on the property owner's ability to develop the property and deprive the applicant rights commonly enjoyed by other properties under the terms of this title. (MSB 17.65.020(A)(2)).
3. Granting the variance will not be injurious to nearby property, nor harmful to the public welfare (MSB 17.65.020(A)(3)).
4. The proposed variance is in harmony with this title and the applicable comprehensive plans (MSB 17.65.020(A)(4)).
5. Granting a variance will be no more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance, if granted, will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).
8. The variance is not solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

DRAFT

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the setback variance to construct a 1500 square foot residential structure within the parcel located at 2774 North Keith Street (Tax ID# 6017B02L004), as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

By: Natasha Grover
Introduced: November 16, 2026
Public Hearing: December 7, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-24

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WHEREAS, the proposed residential structure is expected to adhere to all other applicable setbacks; and

WHEREAS, the proposed setback reduction is adjacent to a platted but undeveloped public right-of-way; and

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 7th day of December, 2026.

Richard Allen, CHAIR

ATTEST

Kayla Smith
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

INTRO FOR PUBLIC HEARING
QUASI-JUDICIAL

Resolution No. 26-26

A Variance In Accordance With MSB 17.65, Variances, From MSB 17.55.020 Setbacks For Shorelands, To Construct Attached Garage Structure Approximately 50 Feet From Rainbow Lake, Located At 6831 W Scatters Way (Tax ID# 6041B08L010); Within Township 17 North, Range 2 West, Section 3, Seward Meridian.

Staff: Matthew Dungan, Current Planner

Public Hearing Date: December 7, 2026

STAFF REPORT

(Staff report is being finalized and will be available prior to the public hearing in the 12/07/2026 Meeting Packet.)

MAPS

November 16, 2026
Planning Commission Packet
202 of 240

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 56041B08L010

Last Updated: 10/19/2026 9:00 AM

Site Information

Account Number	56041B08L010	**Subdivision**	BIRDSELL #2
Parcel ID	4606	**City**	None
TRS	S17N02W03	**Tax Map**	HO09
Abbreviated Description (Not for Convenience)	BIRDSELL #2 BLOCK 8 LOT 10		
Site Address 1	6831 W Scatters Way		

Ownership

Owners	RIORDAN DANIEL E & MARY L	**Buyers**	
Owner's Primary Address	7550 E SHOREWOOD DR WASILLA AK 99654	**Buyer's Primary Address**	

Appraisal Information

Year	Land Value	Building Value	Total Appraisal
2026	$38,400	$258,400	$296,800
2025	$33,400	$246,800	$280,200
2024	$33,400	$232,200	$265,600

Assessments

Year	Land Assessed	Building Assessed	Total Assessed [1]
2026	$38,400	$258,400	$296,800
2025	$33,400	$246,800	$280,200
2024	$33,400	$232,200	$265,600

▼ View Building Details

Structure #1 of 1

Residential Units	1	**Use**	Residential Building
Condition	Standard	**Design**	One Story
Basement	None	**Construction Type**	Frame
Year Built	1978	**Grade**	04.4
Foundation	Concrete Block	**Well**	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Building Detail Information

Building Number	Building Detail Description	Area	Percent Complete
1	Gas Heat	1 Sq. Ft.	100%
1	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
1	First Story	1394 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2026	Yes	0038	12.521	$3716.23
2025	Yes	0038	13.516	$3787.18
2024	Yes	0038	13.91	$3694.50

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
10/09/2018	WARRANTY DEED (ALL TYPES)	Palmer 2018-021163-0
02/21/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-003489-0
06/27/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-012162-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total [3]	LID Exists
Current	$0	$0	$0	$0	$0	No

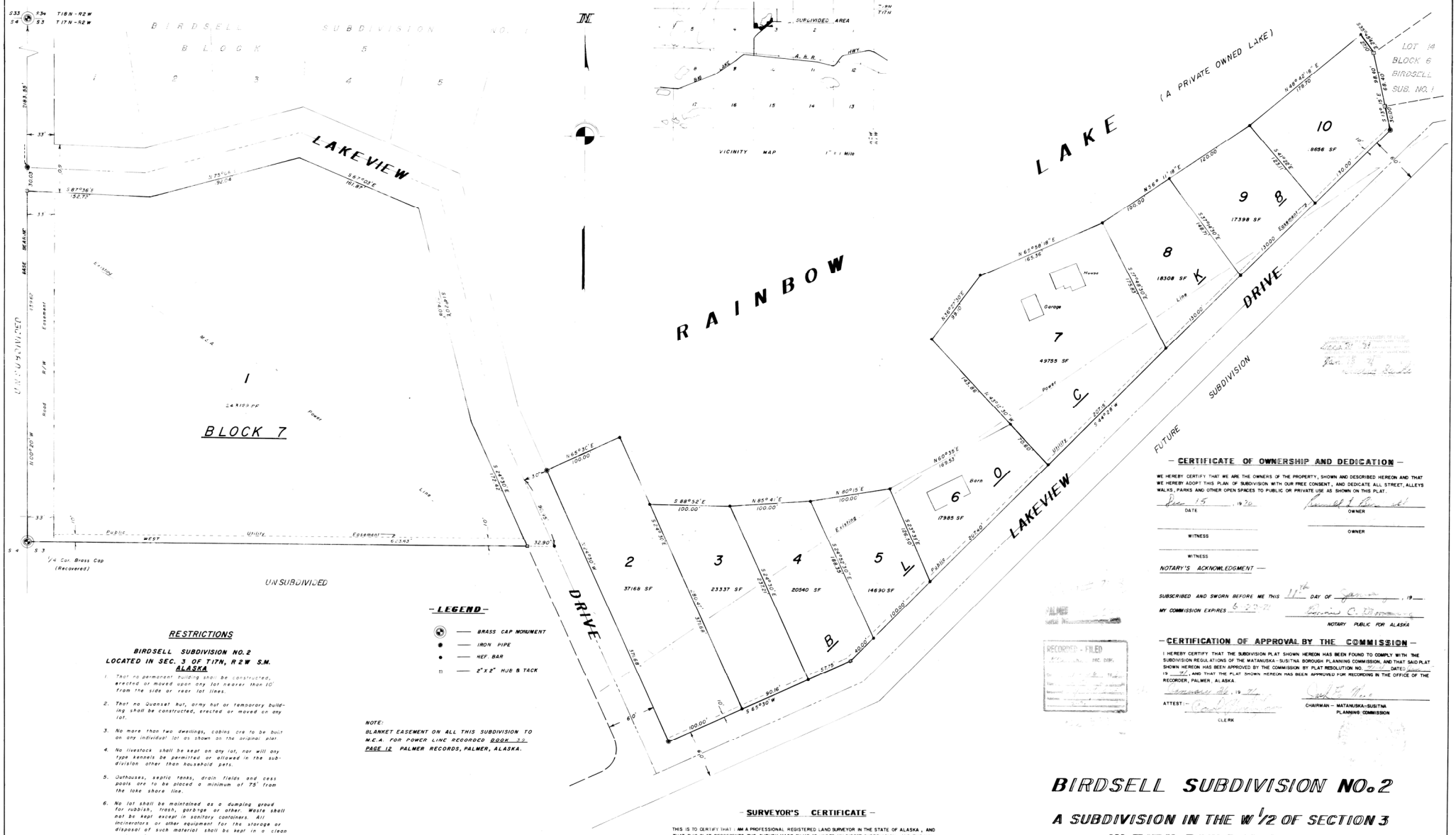
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.43	0.43	Assembly District 007	27-410	136 WEST LAKES FSA	027 Meadow Lakes RSA

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

[2] If account is in foreclosure, payment must be in certified funds.

[3] If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



RESTRICTIONS

BIRDSELL SUBDIVISION NO. 2
LOCATED IN SEC. 3 OF T17N, R2W S.M. ALASKA

1. That no permanent building shall be constructed, erected or moved upon any lot nearer than 10' from the side or rear lot lines.
2. That no Quonset hut, army hut or temporary building shall be constructed, erected or moved on any lot.
3. No more than two dwellings, cabins are to be built on any individual lot as shown on the original plat.
4. No livestock shall be kept on any lot, nor will any type kennels be permitted or allowed in the subdivision other than household pets.
5. Outhouses, septic tanks, drain fields and cess pools are to be placed a minimum of 75' from the lake shore line.
6. No lot shall be maintained as a dumping groud for rubbish, trash, garbage or other. Waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
7. All open burning is unlawful in Alaska, No. 10-3 Fire Control Office or proper official of fire control and that all Fire Prevention Rules are followed.
8. No waste or material shall be dumped in the waters of Rainbow Lake.

LEGEND

- BRASS CAP MONUMENT
- IRON PIPE
- REF. BAR
- 2"x2" HUB & TACK

NOTE:
BLANKET EASEMENT ON ALL THIS SUBDIVISION TO M.E.A. FOR POWER LINE RECORDED BOOK 30 PAGE 12 PALMER RECORDS, PALMER, ALASKA.

NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT LESS THAN 20,000 SQUARE FEET. LOTS 5, 6, 8, 9 AND 10, OF THIS SUBDIVISION UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMENDATIONS OF THE ALASKA DEPT. OF HEALTH, APPROVAL OF SUCH SYSTEMS AS INSTALLED SHALL BE OBTAINED FROM SUCH ATHORITY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE

DATE Dec. 15, 1970

Richard E. Denning
Richard E. Denning – Land Surveyor L.S. No. 2245

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREET, ALLEYS WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THIS PLAT.

Dec 15, 1970
DATE

OWNER

OWNER

WITNESS

WITNESS

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF Dec., 19__

MY COMMISSION EXPIRES 6-22-71

NOTARY PUBLIC FOR ALASKA

CERTIFICATION OF APPROVAL BY THE COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT SHOWN HEREON HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 71-22 DATED Jan. 19 71, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER, PALMER, ALASKA.

ATTEST: January 26, 1971

CLERK

CHAIRMAN – MATANUSKA-SUSITNA PLANNING COMMISSION

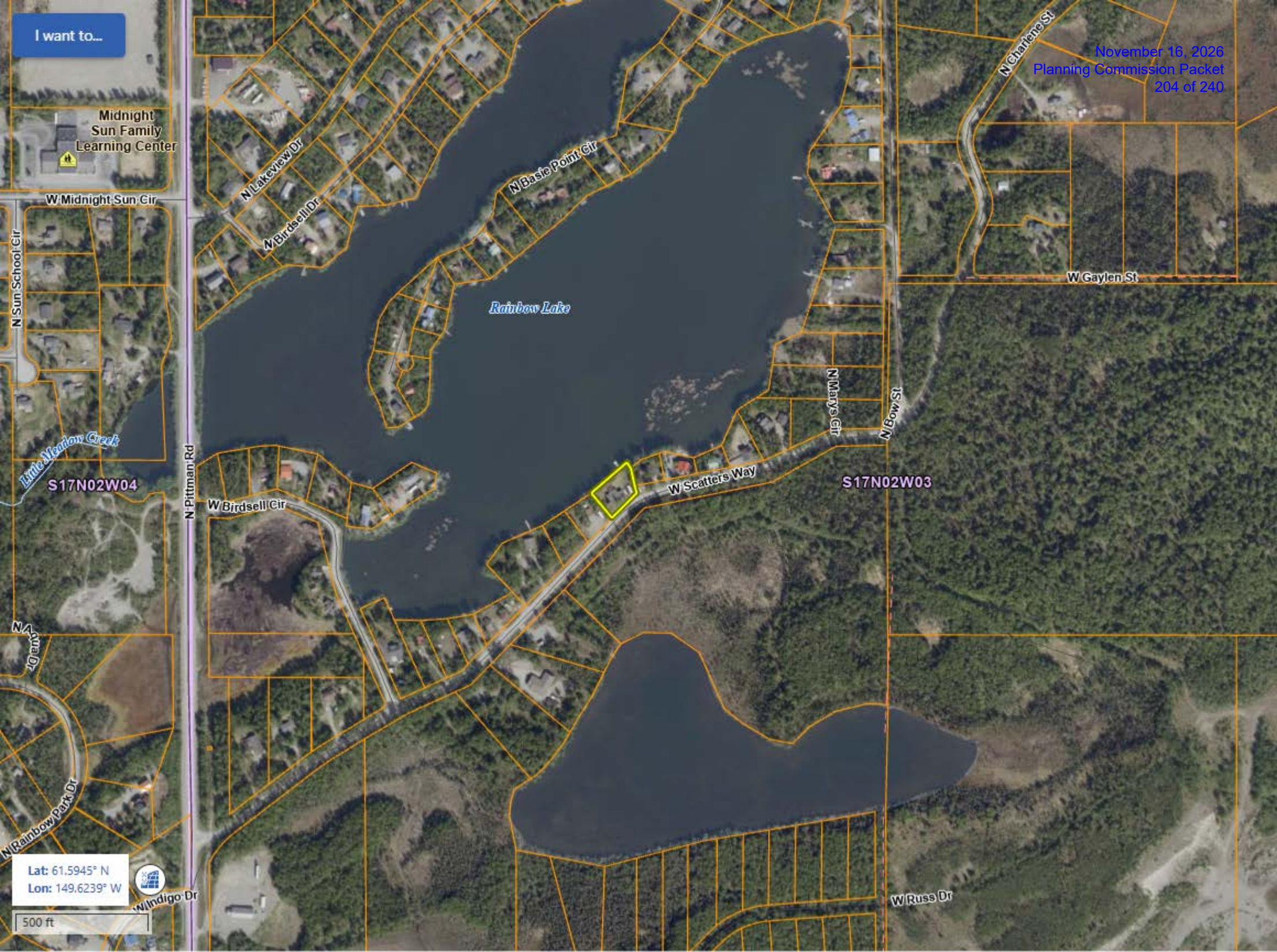
RECORDED - FILED

BIRDSELL SUBDIVISION NO. 2

A SUBDIVISION IN THE W 1/2 OF SECTION 3 IN T17N-R2W S.M. ALASKA

SCALE 1" = 50'

SURVEYED OCT. 20, 1970


I want to...
Midnight Sun Family Learning Center
W Midnight Sun Cir
N Sun School Cir
N Lakeview Dr
N Birdsell Dr
N Basie Point Cir
Rainbow Lake
N Charlene St
W Gaylen St
N Marys Cir
N Bow St
W Scatters Way
W Birdsell Cir
N Pittman Rd
Little Meadow Creek
S17N02W04
S17N02W03
N Rainbow Park Dr
W Indigo Dr
W Russ Dr
Lat: 61.5945° N
Lon: 149.6239° W
500 ft


I want to...
Rainbow Lake
14 6811
13 6791
6831
10
W Scatters Way
Parcel 6041B08L010
6861
9
6881
8
Lat: 61.5941° N
Lon: 149.6242° W
50 ft



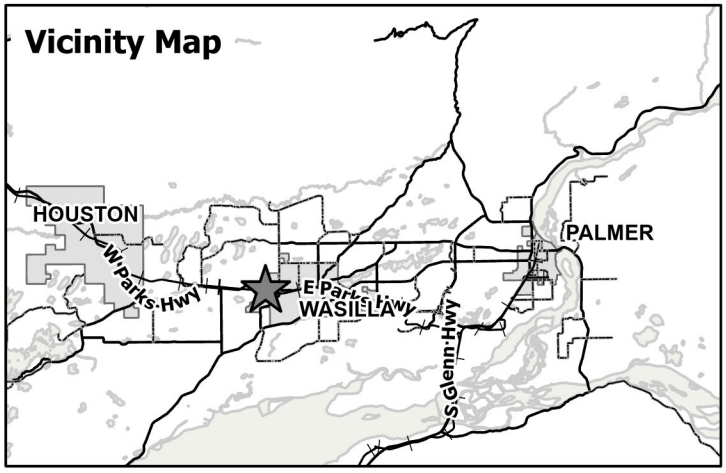
6041B08L010

Buildable Space

*Depicted buildable space is an approximation only. See as-built survey dated 10/3/2018 for measurements verified by a certified surveyor.

This map is for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

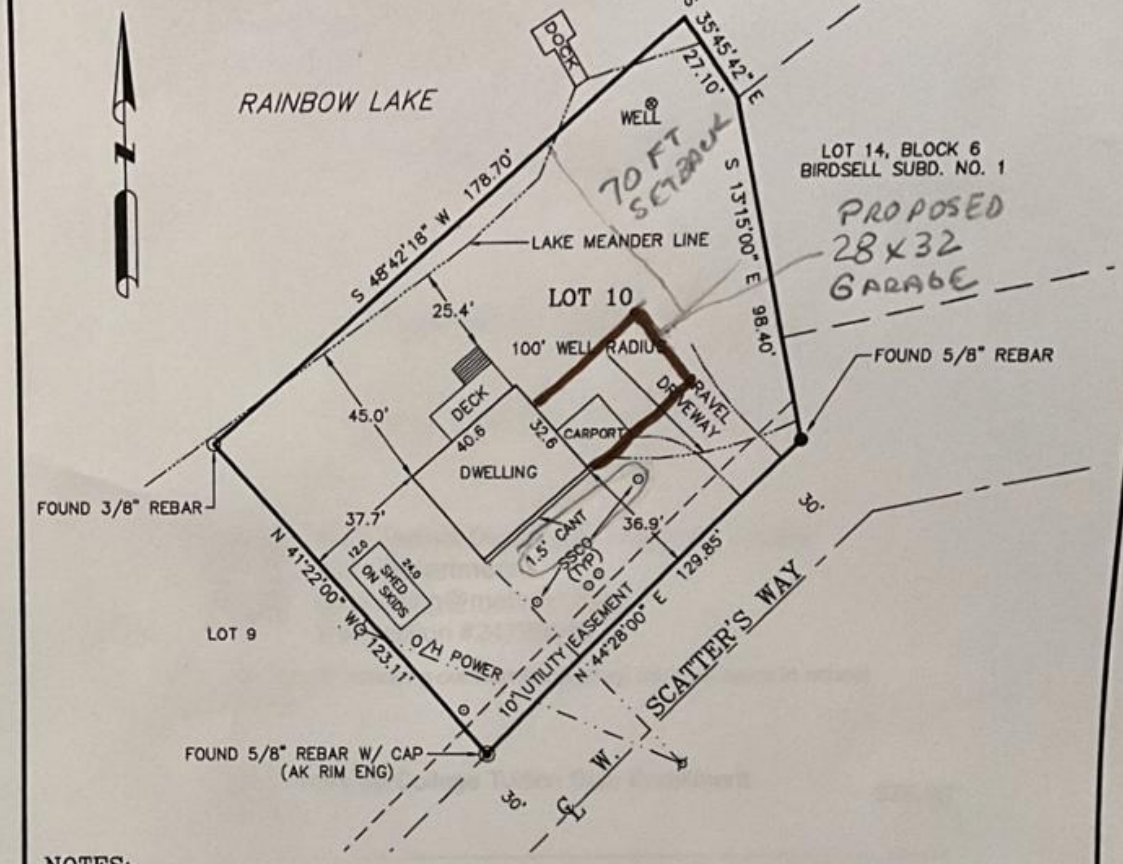
N



MSB Information Technology/GIS
October 20, 2026

0 50 Feet

DAN RIORDAN 6831 SCATTERS WAY WASILLA



NOTES:

1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. UNDER NO CIRCUMSTANCES SHOULD ANY DATA SHOWN BE USED TO CONSTRUCT ANY FUTURE STRUCTURE, FENCE, OR ANY OTHER IMPROVEMENTS.
4. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

ASBUILT SURVEY

LOT 10, BLOCK 8, BIRDSELL SUBDIVISION No. 2

©BULL MOOSE SURVEYING 2018

PALMER RECORDING DISTRICT, ALASKA

REVISION	BY	DATE

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN
200 HYGRADE LANE, WASILLA, ALASKA 99654
(907) 357-6957 FAX (907) 357-6977

MORTGAGE SURVEY CERTIFICATE:
I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED A MORTGAGEE'S INSPECTION ON THE FOLLOWING DESCRIBED PROPERTY, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

STATE OF ALASKA 49TH
Robert S Hoffman
ROBERT S. HOFFMAN
LS-10609
Professional Land Surveyor

DRAWN BY:	DATE OF SURVEY:	PREPARED FOR:
RSH	10/3/2018	*Rhymer Family Trust*

PUBLIC NOTICING

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

The Matanuska-Susitna Borough Planning Commission will consider the following:

Dan and Mary Riordan, property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# **6041B08L010**). The property is on 0.43 acres. The owners are proposing an attached garage to be built and will be situated as close as 50 feet from Rainbow Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Matthew Dungan, Current Planner, by phone: 907-861-7862. Provide written comments by e-mail to matthew.dungan@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: _____ ***Mailing Address:*** _____

Location/Legal Description of your property: _____

Comments: _____

_____

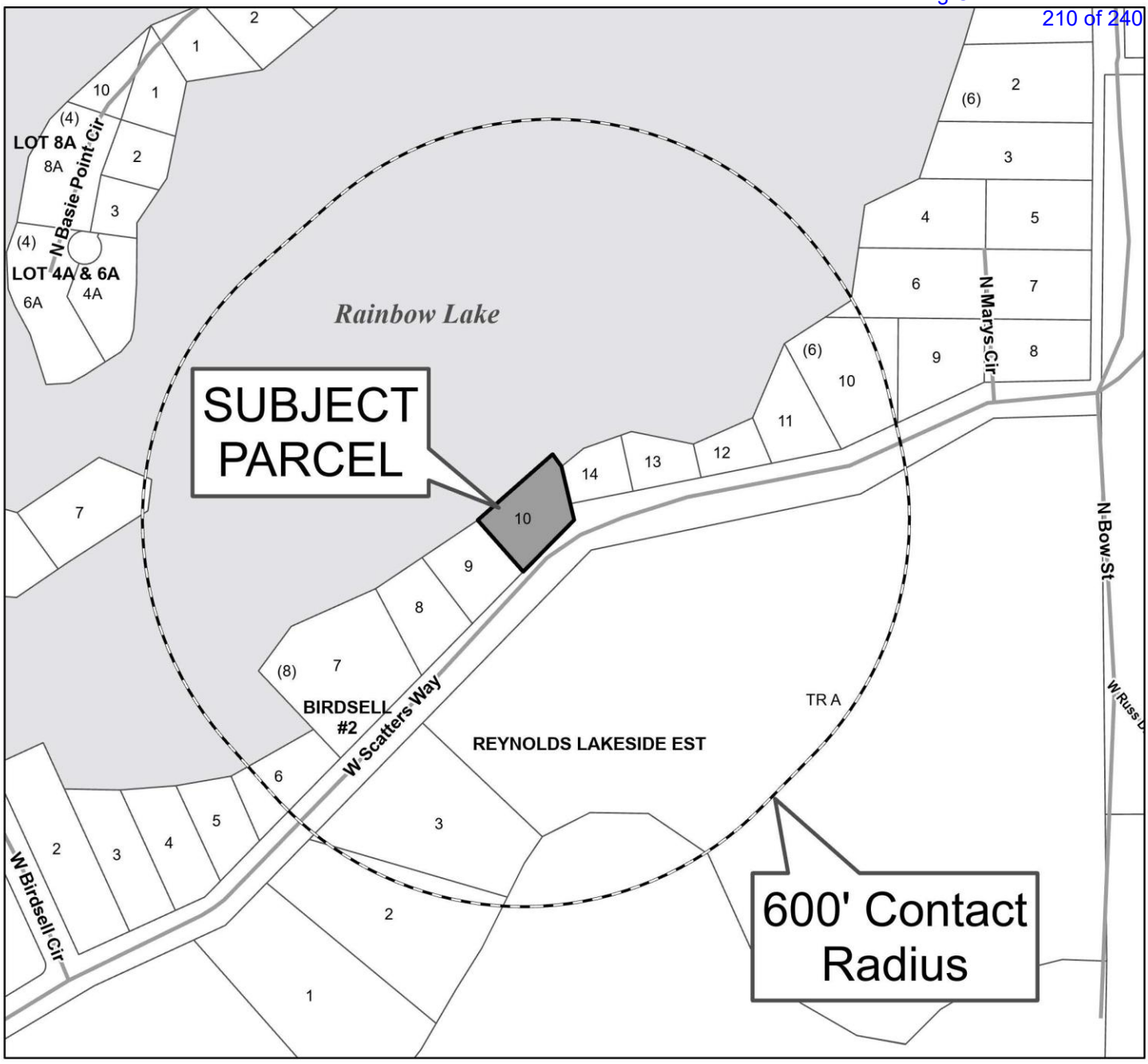
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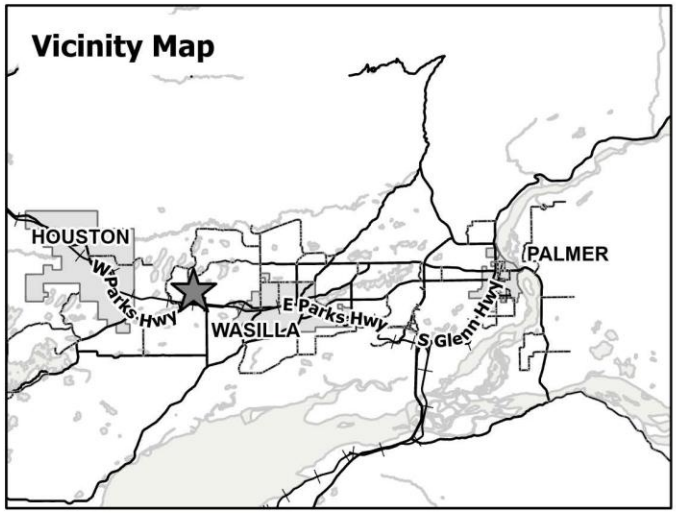
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Note: Vicinity Map Located on Reverse Side



6041B08L010



This map is for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

N

MSB Information Technology/GIS
October 20, 2026

0 500 Feet

Rio Elem

UNITED STATES POSTAL SERVICE®

Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use Current Price List (Notice 123)

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
16	1st	☐ Verified	45

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
5.4oz	$12.48	$14.00

Mailed For	Mailed By
Permit Center	Betty Jean Blank

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC [illegible] or (uncanceled) postage stamps here i of total fee due.

US POSTAGE™ PITNEY BOWES
ZIP 99645 $ 014.00⁰
02 7W
0008035337 OCT 29 2026

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

PALMER, AK 99645
OCT 29 2026
USPS

PS Form **3606-D,** January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

NO.	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
1	RUSH JASON E		PMB 882	7362 W PARKS HWY	WASILLA	AK	99623
2	SUMNER COMPANY			PO BOX 872992	WASILLA	AK	99687-2992
3	SCHACHLE JEREMIAH K			6931 W SCATTERS WAY	WASILLA	AK	99623
4	RUSHER SHARON KAY			6911 W SCATTERS WAY	WASILLA	AK	99623-0898
5	MUNDELL MICHAEL & TAMMY			PO BOX 876985	WASILLA	AK	99687-6985
6	BRATTAIN EDITH KATHLEEN	BRATTAIN BRUCE GORDON	#257	7362 W PARKS HWY	WASILLA	AK	99623
7	RIORDAN DANIEL E & MARY L			7550 E SHOREWOOD DR	WASILLA	AK	99654
8	WHEELER KEVIN P			6811 W SCATTERS WAY	WASILLA	AK	99623-0878
9	LONG-OLSON PENNY L		#227	7362 W PARKS HWY	WASILLA	AK	99623
10	PURCELLA MARK TR	PURCELLA MICHAEL S TRE		3430 GIBSTAY CIR	ANCHORAGE	AK	99516-3557
11	PHARIS ALISON			238 700TH ST	ELKHART	IL	62364
12	SANFORD BRIAN P & STEPHANIE			307 S 4TH ST	SAINT HELENS	OR	97051-2613
13	MCCABE PAMELA ANN	ROCHON SHELLY L		6701 W SCATTERS WAY	WASILLA	AK	99623
14	AULD DAVID S & SONIA B			1501 N BASIE POINT CIR	WASILLA	AK	99623-9395
15	CATHI KRAMER			PO BOX 521783	BIG LAKE	AK	99652
16	ESTHER HUDDLESTON			PO BOX 298895	WASILLA	AK	99629

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NOV – 2 2026
USPS

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_____
(Postmaster or Designee)

NO	Owner 1	Owner 2	Mailing Add	Mailing Add	Mailing Add	Mailing Add	Mailing Address Zipcod
1	SRP INVESTMENTS LLC		997 TOM TF	MORRISTO'	TN		37814
2	LEMOINE MATTHEW & KARLA		7005 W BIR	WASILLA	AK		99623
3	LA FAY MICHAEL C		1680 N BO\	WASILLA	AK		99623
4	HUNDLEY JAMES A & DEBORAH R		PO BOX 29(	WASILLA	AK		99629


W Karen St
Rainbow Lake
Rainbow Lake
N Pittman Rd
W Ross Dr

YA Yenastry Akootchook

Reply Reply all Forward

To: **Borough.Librarians**

Cc: Wade Long

Wed 10/28/2026 3:35 PM

Flagged

Public Notice 8578B05L015A.... 148 KB

Public Notice 6017B02L004.p... 122 KB

Public Notice 6041B08L010.p... 152 KB

3 attachments (422 KB) Save all to OneDrive - Matsugov.us Save All Attachments

75% of recipients have opened this mail.
See more insights Feedback

Good Afternoon,

Please find the attached Public Notice for posting.

Thank you.

Yenastry Akootchook

Development Services
Division Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.8574
https://www.matsu.gov

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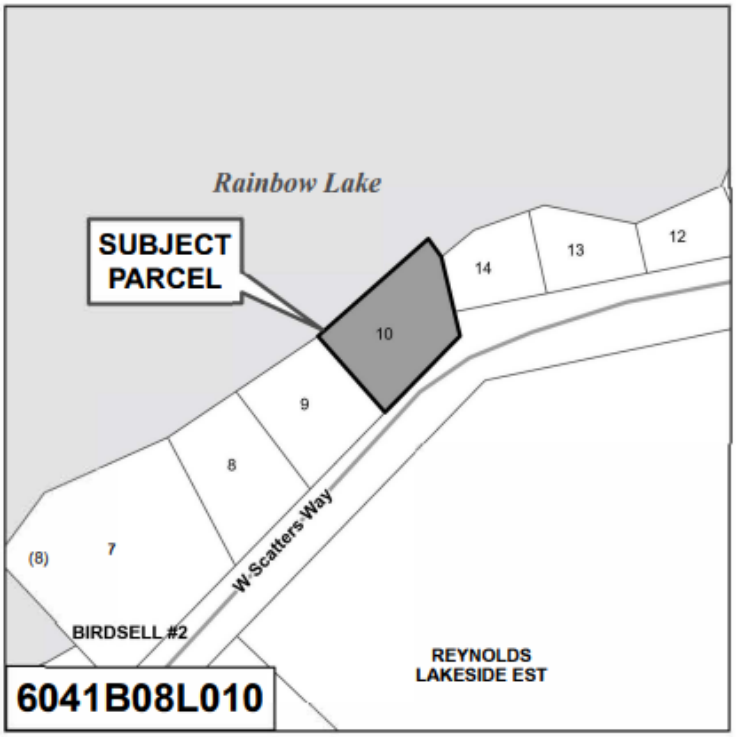
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SITE VISIT
PHOTOS (10-23-26)



View of existing carport from W. Scatter's Way



South side of existing structure



Second view of existing carport in location enclosed garage is proposed.

APPLICATION MATERIAL

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822
Email: permitcenter@matsugov.us

APPLICATION FOR A VARIANCE – MSB 17.65

NOTE: *Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Borough staff will not process incomplete applications.*

Required Attachments:

_____ $1,500 application fee

_____ Certified Site Plan – as defined in MSB 17.125

_____ Structural elevation drawings of the proposed development

_____ Narrative with all information required on Pages 1 and 2

Subject Property:

MSB Tax Account ID#(s): Birdsell #2 Block 8 Lot 10 5604 1B08L010

Street Address: 6831 W. Scatters Way 99623

Name of Property Owner

DAN & MARY RIORDAN

Mailing: 7550 E SHORENOOD
WASILLA AK 99654

Phone: Hm 9073309065 Fax _____

Work 907 441 1745 Cell 9

E-mail: RIORDANSPARTY@GMAIL.COM

Name of Agent / Contact for application

_____

Mailing: _____

_____

Phone: Hm _____ Fax _____

Work _____ Cell _____

E-mail: _____

NARRATIVE – In order to grant a variance from MSB Title 17, the Planning Commission must find that each of the following requirements has been met (17.65.020). Explain how the request meets each requirement.	**Attached**
Identify the exact code standard(s) which the request for variance is related to.	
Provide a detailed written description as to why the variance is required.	
What unusual conditions or circumstances apply to the property for which the variance is sought?	

How the strict application of the provisions of this title will deprive you of the rights commonly enjoyed by other properties under the terms of this title.	
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	
How the deviation from the requirements of this title as permitted by the variance will be no more than is necessary to permit a reasonable use of the property.	
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	

A variance may <u>not</u> be granted if any of the conditions listed below are true. Explain why each condition is <u>not</u> applicable to this application.	**Attached**
The special conditions that require the variance are caused by the person seeking the variance.	
The variance will permit a land use in a district in which that use is prohibited.	
The variance is sought solely to relieve pecuniary hardship or inconvenience.	

Drawings	**Attached**
A boundary survey and site plan of the proposed and/or existing development, of the particular parcel or parcels affected. The survey must be submitted under the seal of an Alaska Registered Land Surveyor.	✓
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Staff will provide applicant with a statement of advertising and mailing charges. Payment must be made **prior** to the application presentation before the Borough Planning Commission.

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 5604 1B08 L010 and, I hereby apply for approval a setback variance on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.55 and MSB 17.65 and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved variance may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Signature: Property Owner	Printed Name	Date
[signature]	DANIEL E RIORDAN	JAN 6 2026

Signature: Agent	Printed Name	Date

Dear [Planning and Zoning Board / Committee Members],

I am submitting this letter in support of my variance application for the property located at 6831 W Scatters Way, Birdsell #2 Block 8 Lot 10. The purpose of this request is to obtain approval to add a garage to the residence for storage and safety purposes.

Over the years, our property has experienced instances of vandalism, and the addition of a secure enclosed garage would greatly enhance both safety and property maintenance. The proposed structure will remain within the existing property boundaries and will not encroach upon neighboring properties or affect any portion of the nearby waterway.

The property's narrow layout, coupled with its setback from the lakefront on one side and the street on the other, makes it uniquely challenging to utilize the space effectively under current zoning restrictions. The requested variance is modest and designed solely to allow reasonable use of the property, consistent with other homes in the neighborhood.

The proposal aligns with the intent of local zoning regulations and will not create unsafe conditions or negatively impact public health, safety, or convenience. It maintains compatibility with surrounding land use patterns and supports the orderly development of the community.

Strict adherence to current zoning standards would impose an unnecessary hardship and prevent reasonable use of the property. The variance sought is no greater than necessary to accomplish the intended purpose and has been carefully designed to address the site's constraints without exceeding what is required.

Mary Riordan

17.65.010 Intent

17.65.020 Requirements for granting a variance

17.65.030 Cases where variance is illegal

17.65.040 Variance; conditions of approval

17.65.050 Initiation of a variance request

17.65.070 Planning commission action

17.65.080 Record of variances

17.65.090 Termination of variances

17.65.100 Appeal procedure

17.65.110 Violations, enforcement, and penalties

17.65.010 INTENT.

This chapter addresses variances not otherwise addressed within this title. It is not intended that this chapter replace or supersede variance regulations of other chapters within this title, nor is it intended that this chapter address variances to conditional uses.

(Ord. 90-56, § 3 (part), 1990)

17.65.020 REQUIREMENTS FOR GRANTING A VARIANCE.

(A) In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:

(1) There are unusual conditions or circumstances that apply to the property for which the variance is sought.

(2) The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.

(3) The granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.

(4) The granting of the variance will be in harmony with the objectives of this title and any applicable comprehensive plans.

(5) The deviation from the requirement of this title that is permitted by the variance will be no more than is necessary to permit a reasonable use of the property.

(Ord. 90-56, § 3 (part), 1990)

17.65.030 CASES WHERE VARIANCE IS ILLEGAL.

(A) A variance from this title may not be granted if:

(1) special conditions that require the variance are caused by the person seeking the variance;

(2) the variance will permit a land use in a district in which that use is prohibited;

(3) the variance is sought solely to relieve pecuniary hardship or inconvenience.

(Ord. 90-56, § 3 (part), 1990)

17.65.040 VARIANCE; CONDITIONS OF APPROVAL.

(A) The planning commission, in granting a variance, may prescribe any conditions and safe-guards that it deems to be necessary or desirable to:

(1) assure conformity with this title and any applicable comprehensive plans;

(2) protect adjacent properties;

(3) protect the public health, safety and welfare.

(Ord. 90-56, § 3 (part), 1990)

17.65.050 INITIATION OF A VARIANCE REQUEST.

(A) A request to the planning commission for a variance to the requirements of MSB title 17 may be initiated by the property owner or the manager's authorized agent.

(B) A variance application shall be filed with the planning director on a form provided by the planning department.

(C) An application for a variance shall include:

(1) a legal description of the property involved;

(2) a description of the variance requested, including the code section reference;

(3) a specific statement of the reasons why the variance is required and conforms to the requirements of MSB 17.65.020;

(4) a site plan or as-built of the particular parcel or parcels affected, submitted under the seal of a professional land surveyor, which shows all information relevant to the variance request;

(5) an appropriate filing fee as established by the assembly, payable to the borough.

(Ord. 90-56, § 3 (part), 1990)

17.65.070 PLANNING COMMISSION ACTION.

The planning commission shall hear any interested parties and shall render a written decision on the variance application within 30 calendar days from the closure of public hearing.

(Ord. 90-56, § 3 (part), 1990)

17.65.080 RECORD OF VARIANCES.

The planning department shall keep a record of all variances.

(Ord. 90-56, § 3 (part), 1990)

17.65.090 TERMINATION OF VARIANCES.

(A) Any variance granted shall become null and void if:

(1) the variance is not exercised within one year after being granted;

(2) any structure or characteristic of use permitted by a variance is moved, removed or discontinued.

(Ord. 90-56, § 3 (part), 1990)

17.65.100 APPEAL PROCEDURE.

Decisions by the planning commission on a variance application may be appealed to the borough board of adjustment and appeals. Appeals shall be filed and conducted in accordance with MSB 15.39.

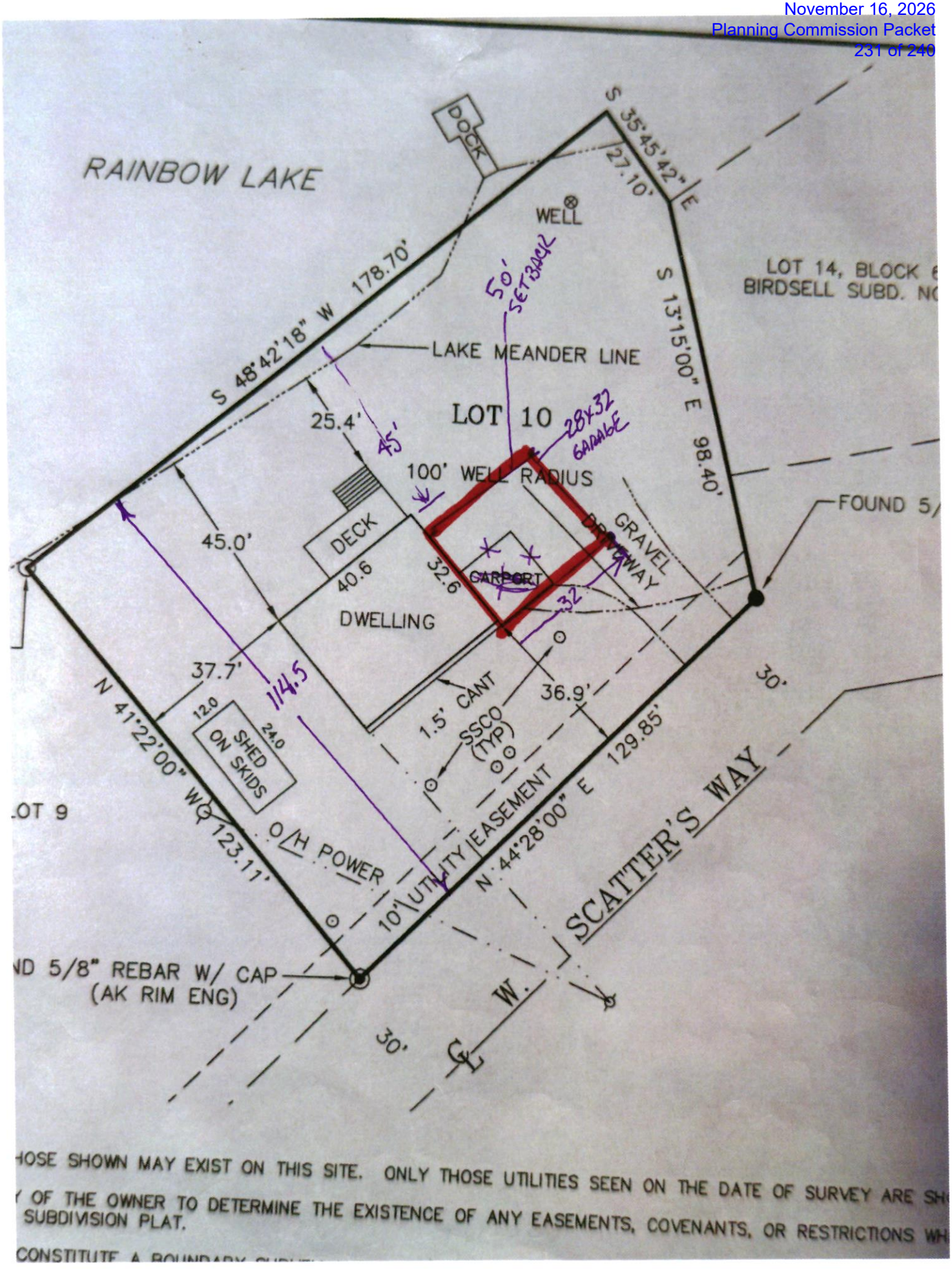
(IM 96-013, page 1 (part), presented 3-19-96; Ord. 90-56, § 3 (part), 1990)

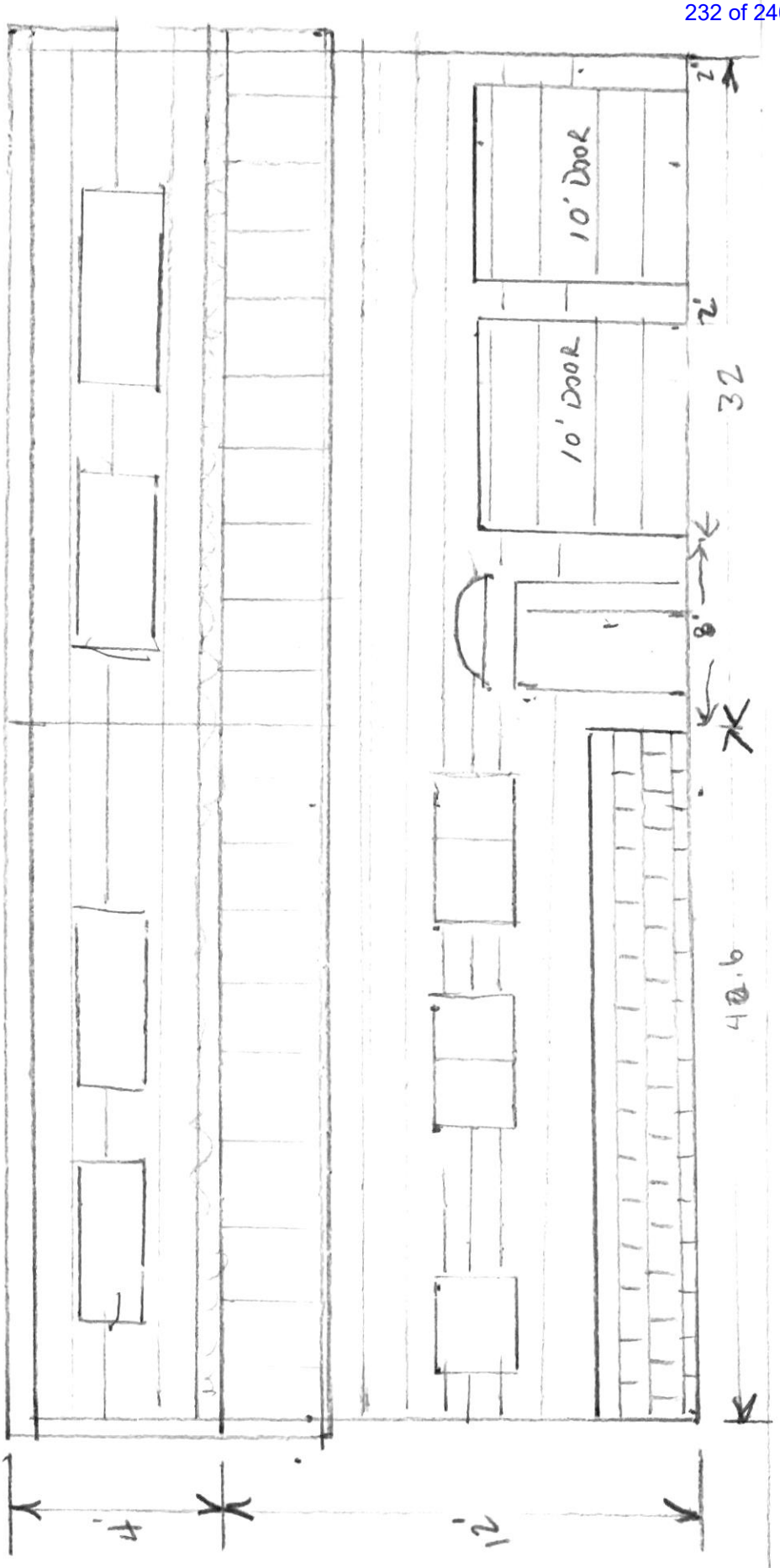
17.65.110 VIOLATIONS, ENFORCEMENT, AND PENALTIES.

(A) Except as otherwise specified in this chapter violations of this chapter are infractions.

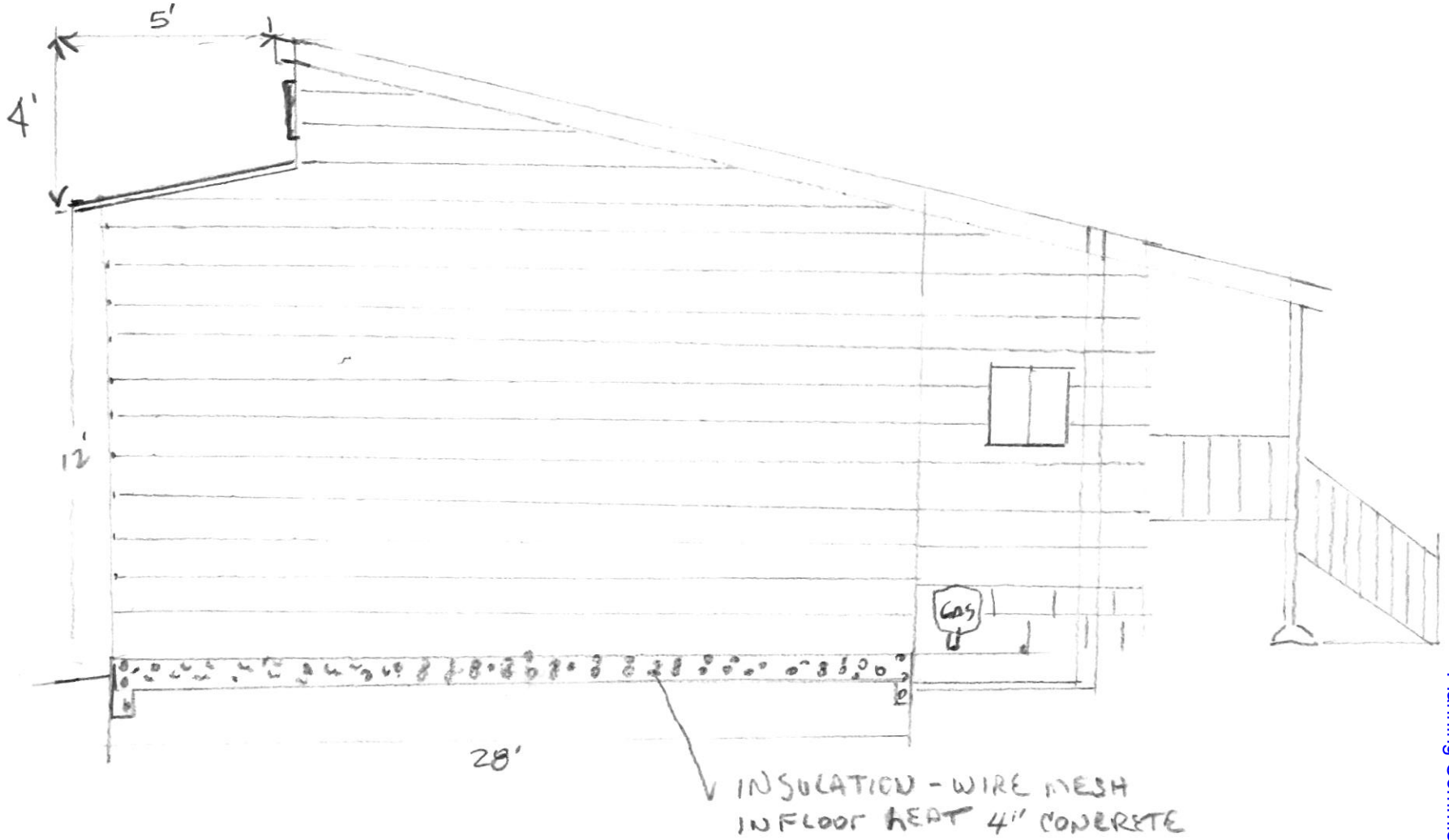
(B) Remedies, enforcement actions, and penalties shall be consistent with the terms and provisions of MSB 1.45.

(Ord. 95-088(SUB)(am), § 30 (part), 1995)

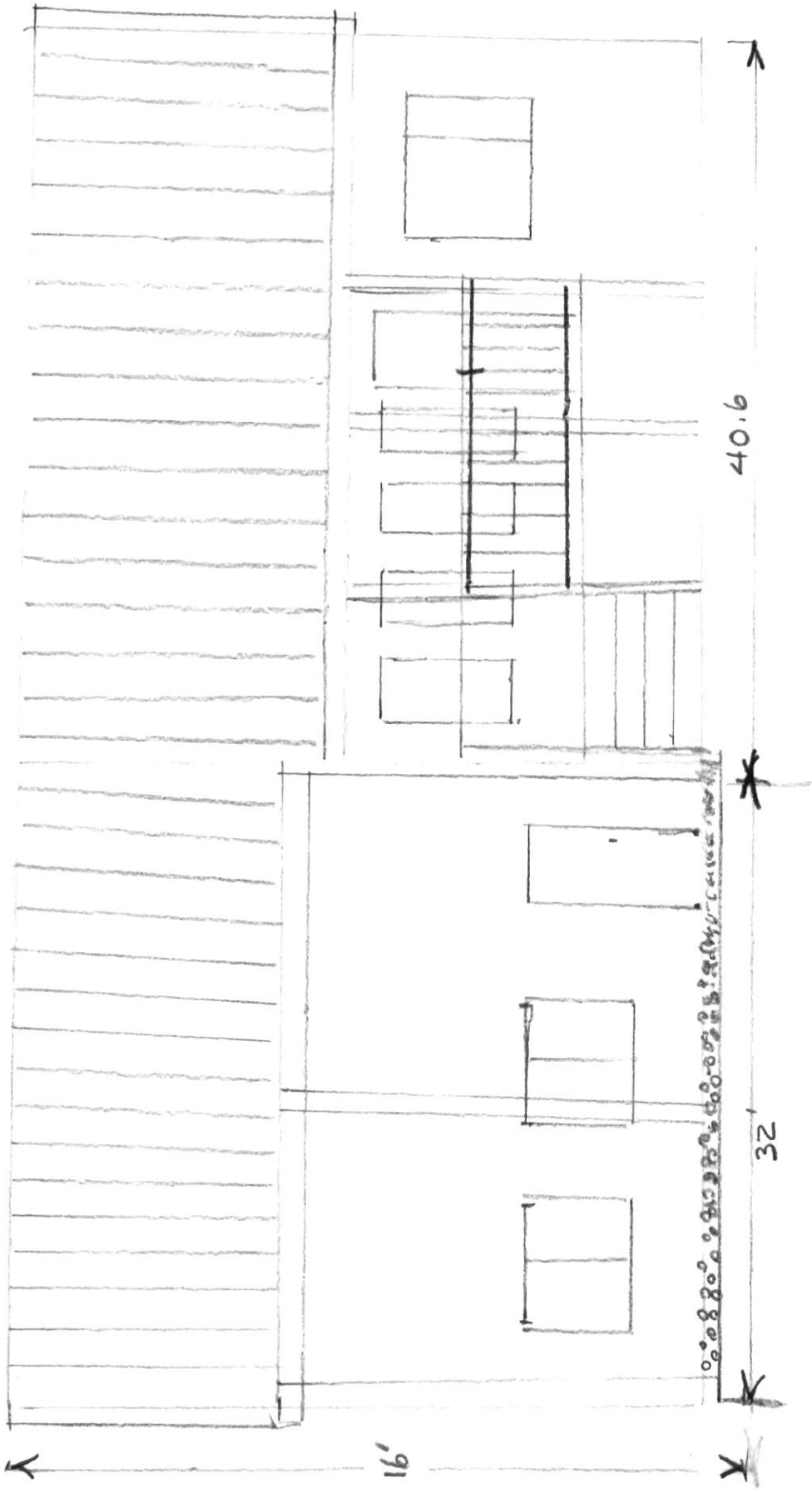

RAINBOW LAKE
DOCK
WELL
S 35°45'42" E
27.10'
S 13°15'00" E 98.40'
LOT 14, BLOCK 6
BIRDSELL SUBD. NO
S 48°42'18" W 178.70'
50' SETBACK
LAKE MEANDER LINE
LOT 10
28x32 GARAGE
25.4'
45'
100' WELL RADIUS
FOUND 5/
45.0'
DECK
40.6
32.6
CARPORT
GRAVEL DRIVEWAY
32
DWELLING
37.7'
114.5
36.9'
1.5' CANT
SSCO (TYP)
12.0
24.0
SHED ON SKIDS
N 41°22'00" W 123.11'
O/H POWER
10' UTILITY EASEMENT
N 44°28'00" E 129.85'
30'
SCATTER'S WAY
OT 9
ND 5/8" REBAR W/ CAP
(AK RIM ENG)
W.
30'
HOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SH
OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WH
SUBDIVISION PLAT.
CONSTITUTE A BOUNDARY


FRONT SIDE FACING ROAD
10' DOOR
10' DOOR
2'
2'
32
8'
40'-9"
4'
12'

GARAGE EXT SIDE

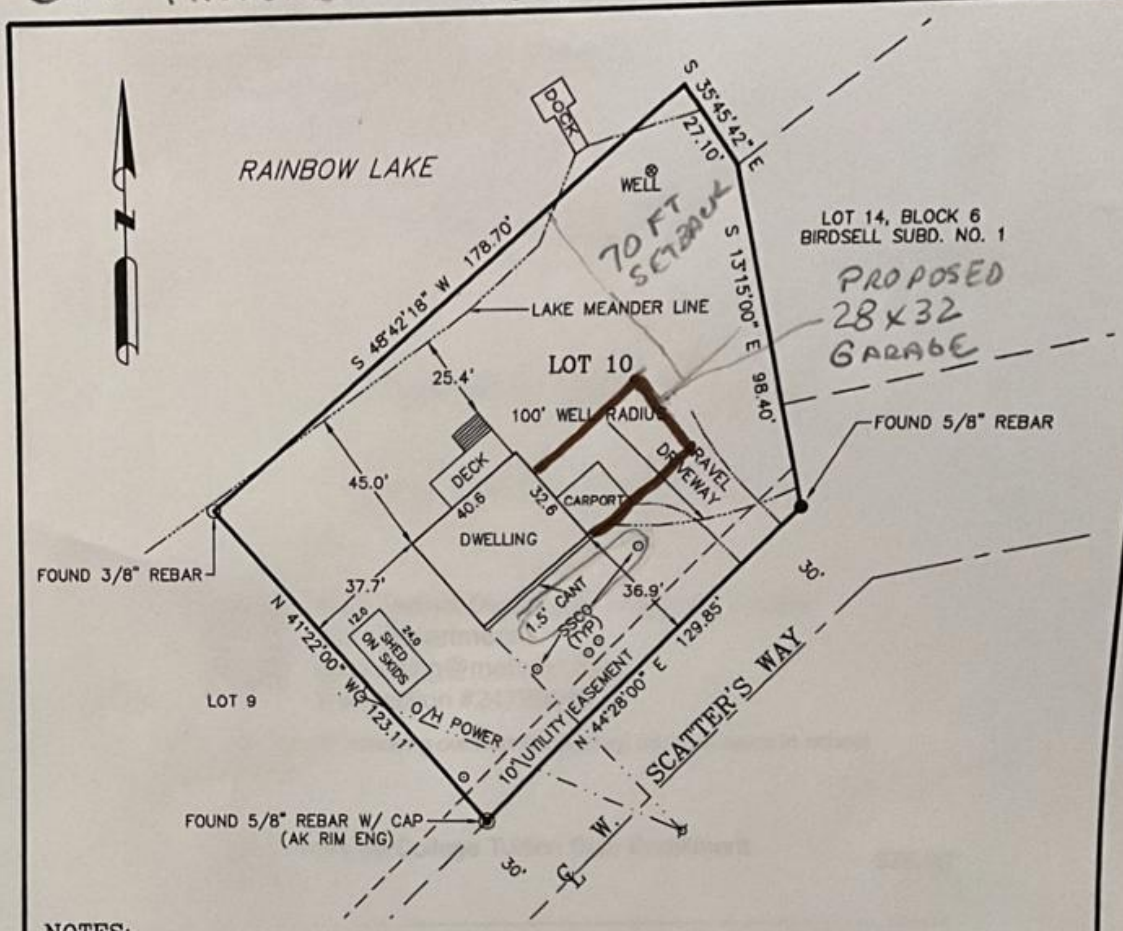


Back Side Facing Lake





DAN RIORDAN 6831 SCATTERS WAY WASILLA



NOTES:

1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. UNDER NO CIRCUMSTANCES SHOULD ANY DATA SHOWN BE USED TO CONSTRUCT ANY FUTURE STRUCTURE, FENCE, OR ANY OTHER IMPROVEMENTS.
4. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

ASBUILT SURVEY

LOT 10, BLOCK 8, BIRDSELL SUBDIVISION No. 2

©BULL MOOSE SURVEYING 2018

PALMER RECORDING DISTRICT, ALASKA

REVISION	BY	DATE

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN
200 HYGRADE LANE, WASILLA, ALASKA 99654
(907) 357-6957 FAX (907) 357-6977

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STATE OF ALASKA 49TH
Robert S Hoffman
ROBERT S. HOFFMAN
LS-10609
Professional Land Surveyor

DRAWN BY:	DATE OF SURVEY:	PREPARED FOR:
RSH	10/3/2018	*Rhymer Family Trust*

COMMENTS

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

14
AULD DAVID S & SONIA B
1501 N BASIE POINT CIR
WASILLA AK 99623-9395

The Matanuska-Susitna Borough Planning Commission will consider the following:

Dan and Mary Riordan, property owners, have applied for a variance under MSB 17.65 for a parcel located on Rainbow Lake, Alaska (Tax ID# **6041B08L010**). The property is on 0.43 acres. The owners are proposing an attached garage to be built and will be situated as close as 50 feet from Rainbow Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on ***Monday, December 7, 2026, at 6:00 p.m.*** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Matthew Dungan, Current Planner, by phone: 907-861-7862. Provide written comments by e-mail to matthew.dungan@matsu.gov, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Commission, a person must be designated as an interested party. See MSB 15.39.010 for the definition of interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

Comments are due on or before ***November 16, 2026***, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report but will be provided to the Commission at the meeting.

Name: DAVID AULD ***Mailing Address:*** 1501 N Basie Point Cir

Location/Legal Description of your property: BIRDSELL #1 ~~Block #6~~ LOT 6 WASILLA, AK 99623

Comments: I own 2 lake lots BIRDSELL #1 BLOCK 6 LOT 6 + BLOCK #6 LOT #4. I would like to know if this approved does it set standard that outher lots can build within 50 feet of lake also. I have 2 lots on the lake and would like to be able to build within 50 of the lake on both of my lots. If it is not going to set a precedent for other owners of lake lots I feel it is not fair

Note: Vicinity Map Located on Reverse Side

COMMISSION BUSINESS

Planning Commission representative for School Site Selection Committee member

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
350 East Dahlia Avenue Palmer, AK 99645
Phone (907) 861-7822
Matsu.gov

MEMORANDUM

DATE: November 3, 2026

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Wade Long)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Grover)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Wade Long)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 8211000L001 (Staff: Wade Long)
- Scorpion Grass - Marijuana Retail Facility; 8732000L002 (Staff: Matthew Dungan)
- MSB Purinton Parkway Gravel Extraction Site– Earth Materials Extraction; 16N04W03B001 (Staff: Natasha Grover)

Legislative

- Historic Preservation Plan (HPP) (Staff: Paul Clark)
- Title 43 Amendments (Staff: Tyler Young)
- Valley Country Store #5 - Alcohol license transfer from nonincorporated area to City of Wasilla; 1783B03L003 (Staff: Matthew Dungan)
- Official Streets and Highway Updates (Staff: Julie Spackman)