



MATANUSKA-SUSITNA BOROUGH  
 Community Development  
 Land & Resource Management Division  
 350 East Dahlia Avenue  
 Palmer, Alaska 99645

MATANUSKA-SUSITNA BOROUGH  
**PUBLIC NOTICE**

**Type: Ag Parcel Replat & New Construction Request (MSB008116)**

**Tax ID: 18N01E04B001  
 18N01E04A002**

The Matanuska-Susitna Borough Land & Resource Management Division has received a request from Paul Cook and Ben Raevsky, the owners of ag rights to a Title 13 agricultural property, to: 1) Replat the property to create three parcels (A = 40 acres; B = 40 acres; C = 239 acres); 2) Modify the existing farm plan to account for new parcel and addition of temporary residence on homesite; 3) Create a farm plan for Parcel A; 4) Build a residential structure on Parcel A; 5) Revise the primary homesite boundary to be located solely on Parcel B; 6) Construct a temporary residential structure on the Parcel B homesite. The purpose of the request is to accommodate additional family farm workers who will reside and work on the farm, thereby supporting the growth of the business. Agricultural restrictions will remain in place for all parcels in perpetuity.

**Parcel 1 (A002) – Cook/Raevsky Ezra LK, LLC:** Lots 1, 2, and 3, and the South one-half of the North one-half (S1/2 N1/2) in Section 4, Township 18 North, Range 1 East, Seward Meridian, according to the official Bureau of Land Management Survey thereof, located in the Palmer Recording District, Third Judicial District, State of Alaska.

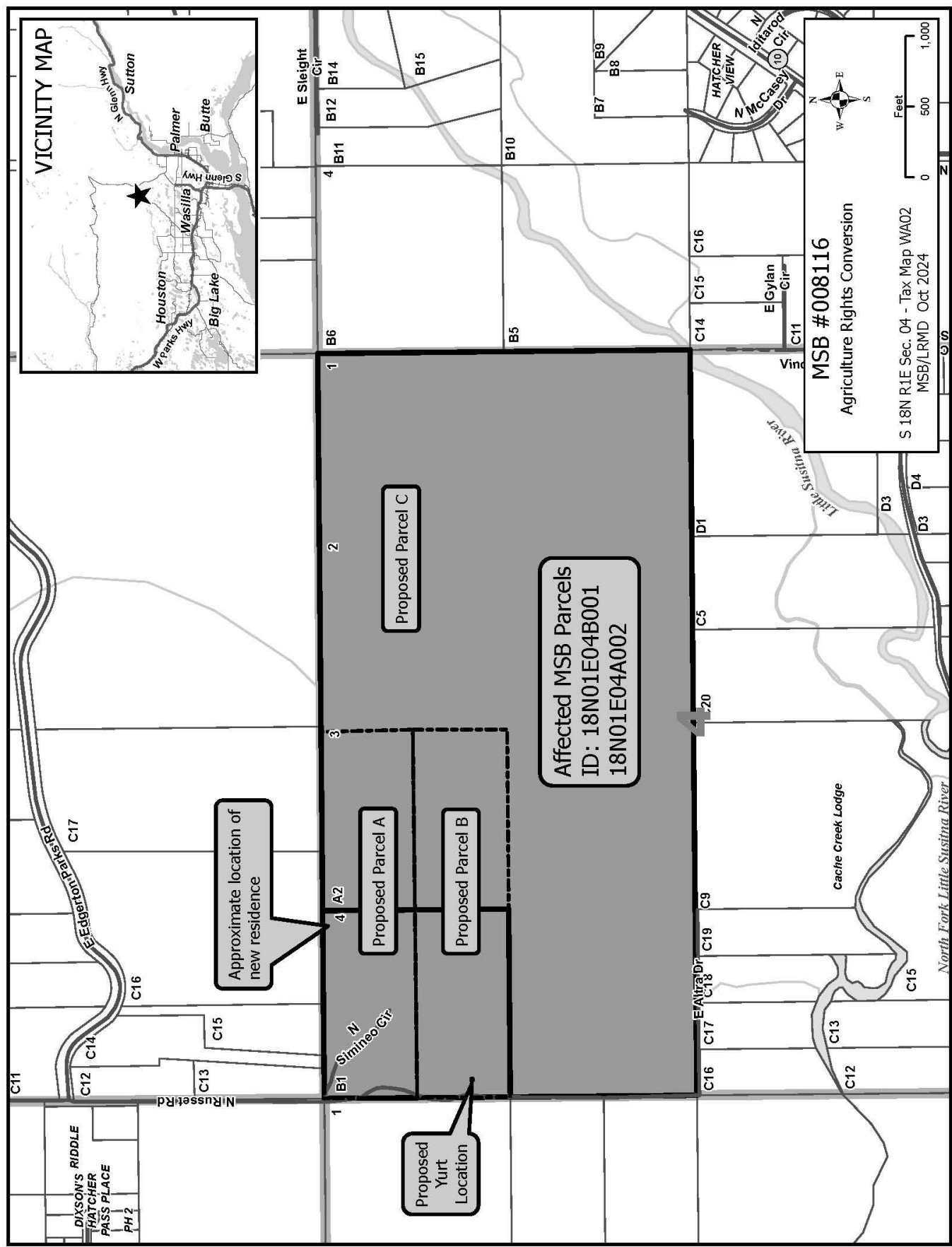
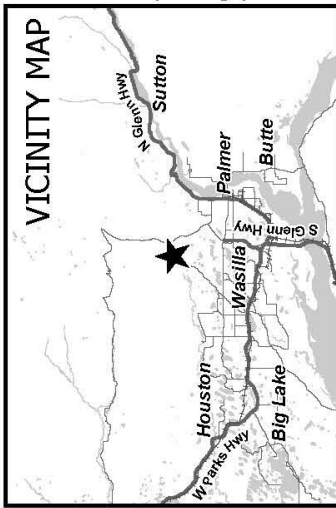
**Parcel 2 (B001) – Cook, Paul & Margaret:** Lot 4 in Section 4, Township 18 North, Range 1 East, Seward Meridian, according to the official Bureau of Land management Survey thereof, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Supporting material is available for public inspection during normal business hours on the 2<sup>nd</sup> floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough’s web page, [www.matsugov.us](http://www.matsugov.us). Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than **November 12, 2024**. If you have questions about this request call Suzanne Reilly at 907-861-8492 between 8 am - 5 pm or you can send an e-mail to: [LMB@matsugov.us](mailto:LMB@matsugov.us) (please refer to **MSB008116 Northern Lights Elk Farm when submitting comments**).

Comments: \_\_\_\_\_  
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Signature: \_\_\_\_\_

(If you need more space for comments please attach a separate sheet of paper.)  
 \*This public notice & request for comments is in compliance with MSB Code 23.05.025



Affected MSB Parcels  
 ID: 18N01E04B001  
 18N01E04A002

Proposed Parcel C

Proposed Parcel A

Proposed Parcel B

Approximate location of new residence

Proposed Yurt Location

**MSB #008116**  
 Agriculture Rights Conversion

S 18N R1E Sec. 04 - Tax Map WAO2  
 MSB/LRMD Oct 2024

Feet  
 0 500 1,000

North Fork Little Susitna River