

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:

- ☒ \$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): 6272000L007

Street Address: Lot 7 on Shepherd's Island on Big Lake 61°32'9.31"N 149°53'37.70"W Parcel ID: 25665

Name of Property Owner

Michael and Lindsay Williams

Mailing: PO Box 101055

Anchorage, AK 99510

Phone: Hm N/A Fax N/A

Work 907-562-8000 Cell 907-854-2288

E-mail: michael.williams@gpsalaska.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 Williams Cabin Variance
Identify the exact code standard(s) which the request for variance is related to.	17.55.020
Provide a detailed written description as to why the variance is required.	1
What unusual conditions or circumstances apply to the property for which the variance is sought?	2

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.	3
Why the granting of the variance will not be injurious to nearby property, nor harmful to the public welfare.	4
How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?	5
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.	6
Explain what MSB adopted Voluntary Best Management Practices for Development around Waterbodies will be implemented into the proposed development.	7

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.	8
The variance will permit a land use in a district in which that use is prohibited.	9
The variance is sought solely to relieve pecuniary hardship or inconvenience.	10

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.	Boundary Survey & Site Plan Attached
Structural elevation drawing(s) for the purpose of indicating the proposed height and bulk, view and other dimensions of the subject structure.	Drawings Attached

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) 6272000L007 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.

	Michael Williams	
Signature: Property Owner	Printed Name	Date
<hr/>		
Signature: Agent	Printed Name	Date

RECEIVED
DEC 27 2022

Mat-Su Borough
Development Services

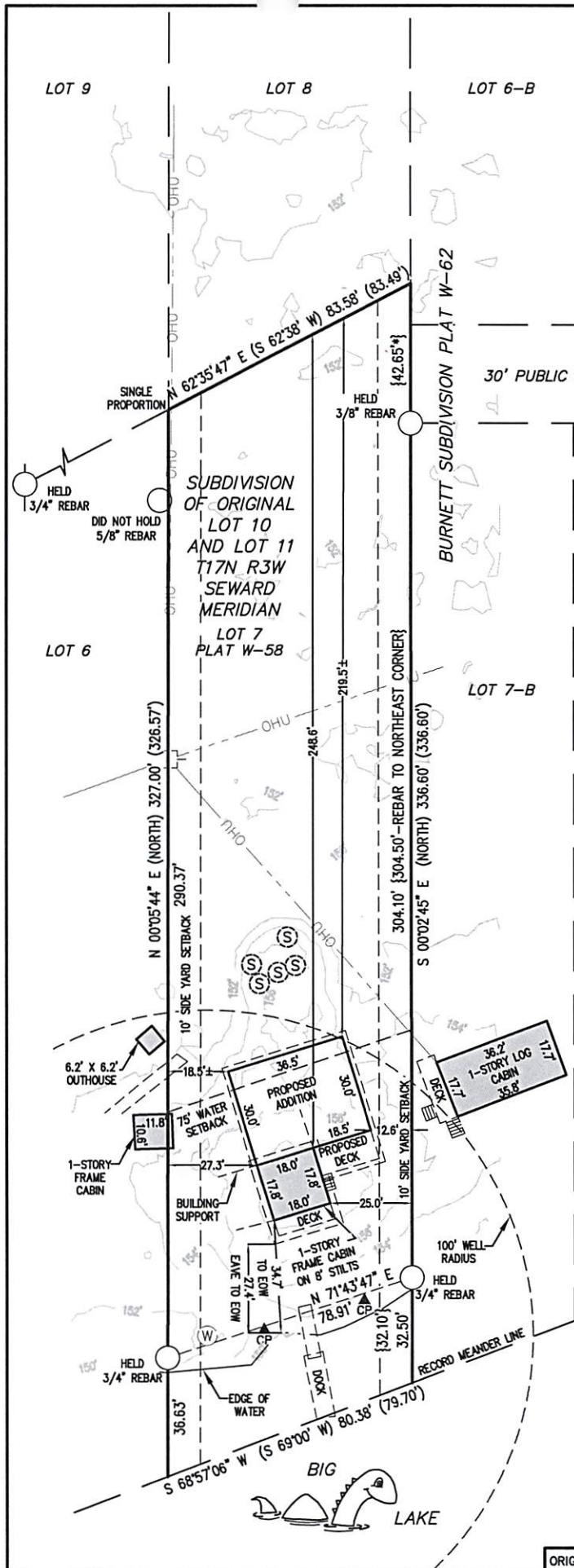
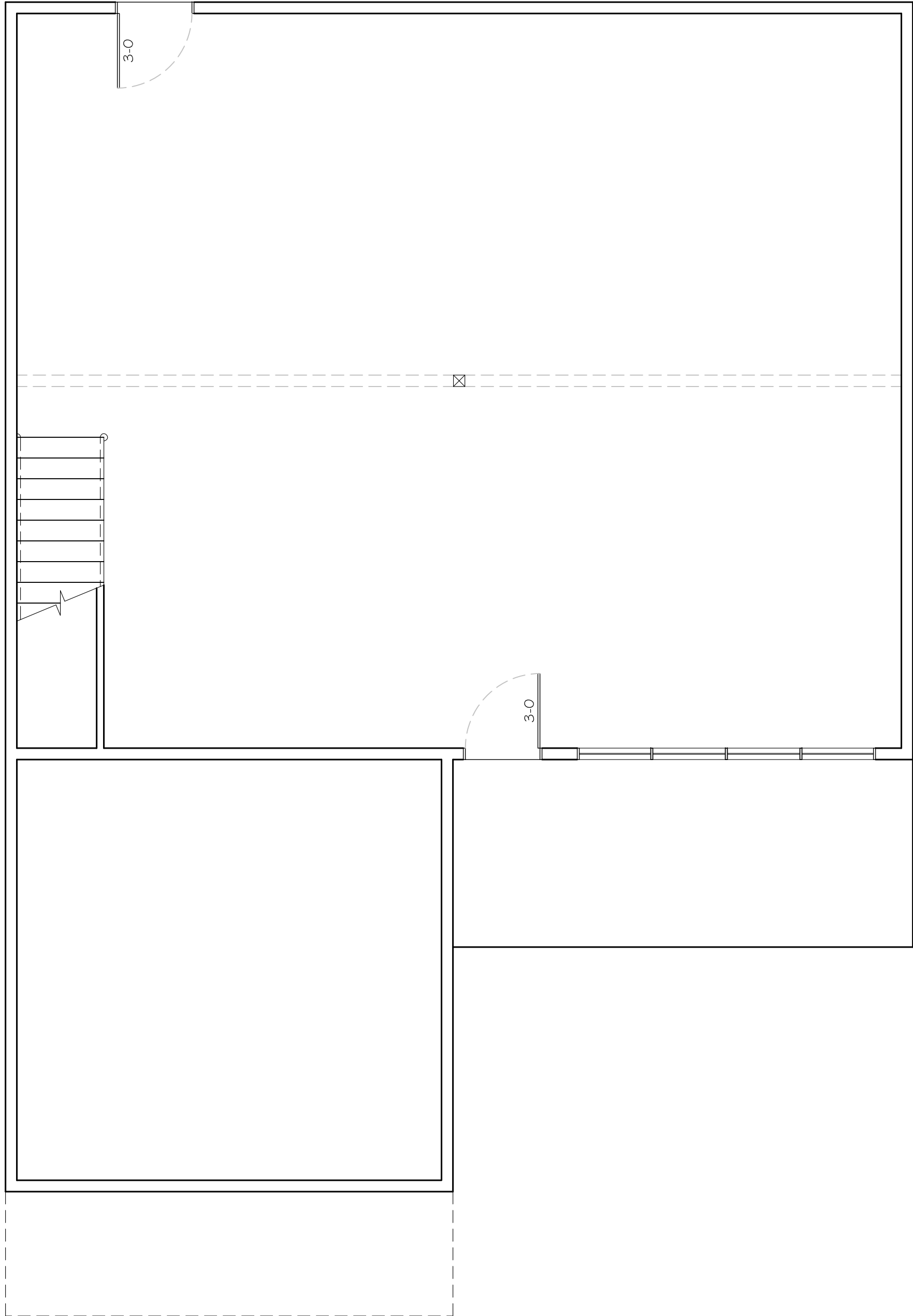
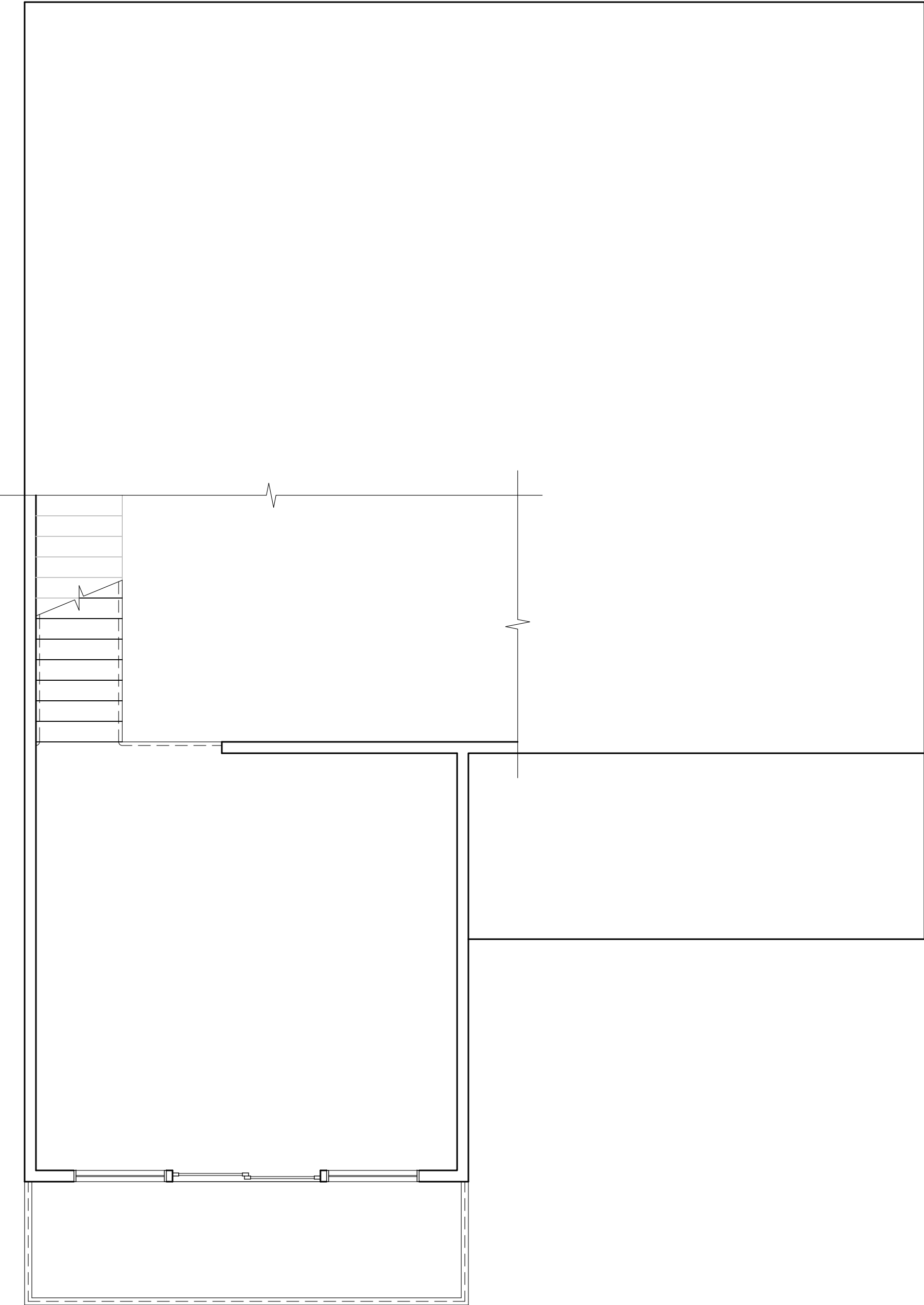


Exhibit B



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

III. COPYRIGHT NOTICE III
All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address and/or legal description must be provided. This process is easily completed through the submission of an Original Buyer Re-Use Form @ www.alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use. A buyer that receives a PDF file for the purpose of making copies should note that, because blueprints are copyrighted, making photocopies from them is illegal. Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to \$150,000.00 plus attorney fees, damages, and loss of profits.

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REV.	DATE	DESCRIPTION	APP.	-	-	-	-	-
1	2-02-23	ISSUED FOR REVIEW	JMR	-	-	-	-	-
-	-	-	-	-	-	-	-	-
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DRAWN BY:	JMR
CHECKED BY:	ARR
PAGE NO:	2 of X
SHEET NUMBER:	A2

Michael Williams
Williams Cabin

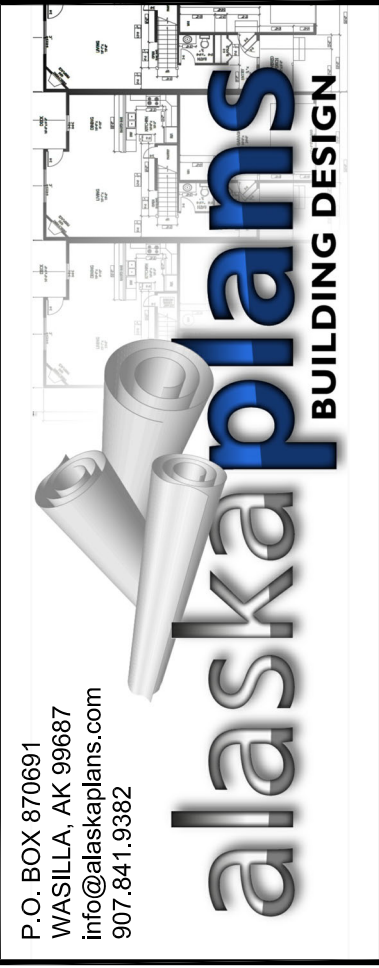
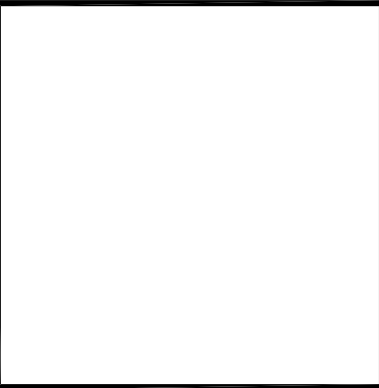
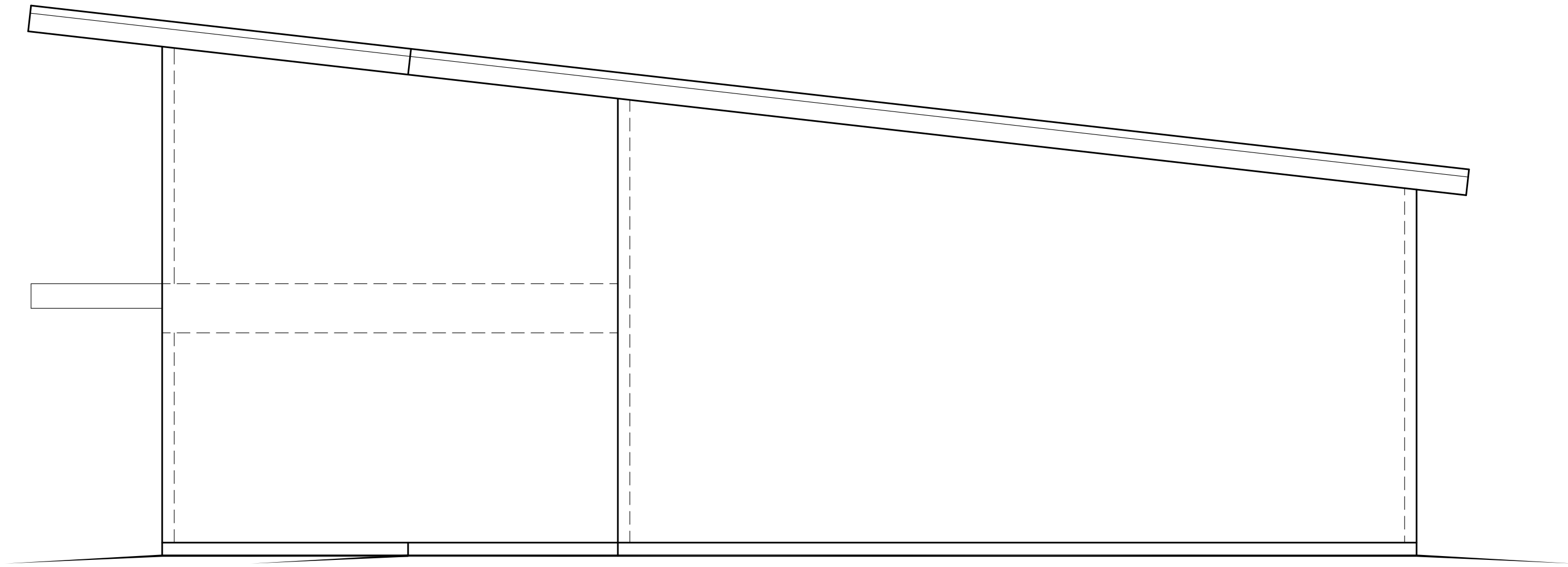


Exhibit B



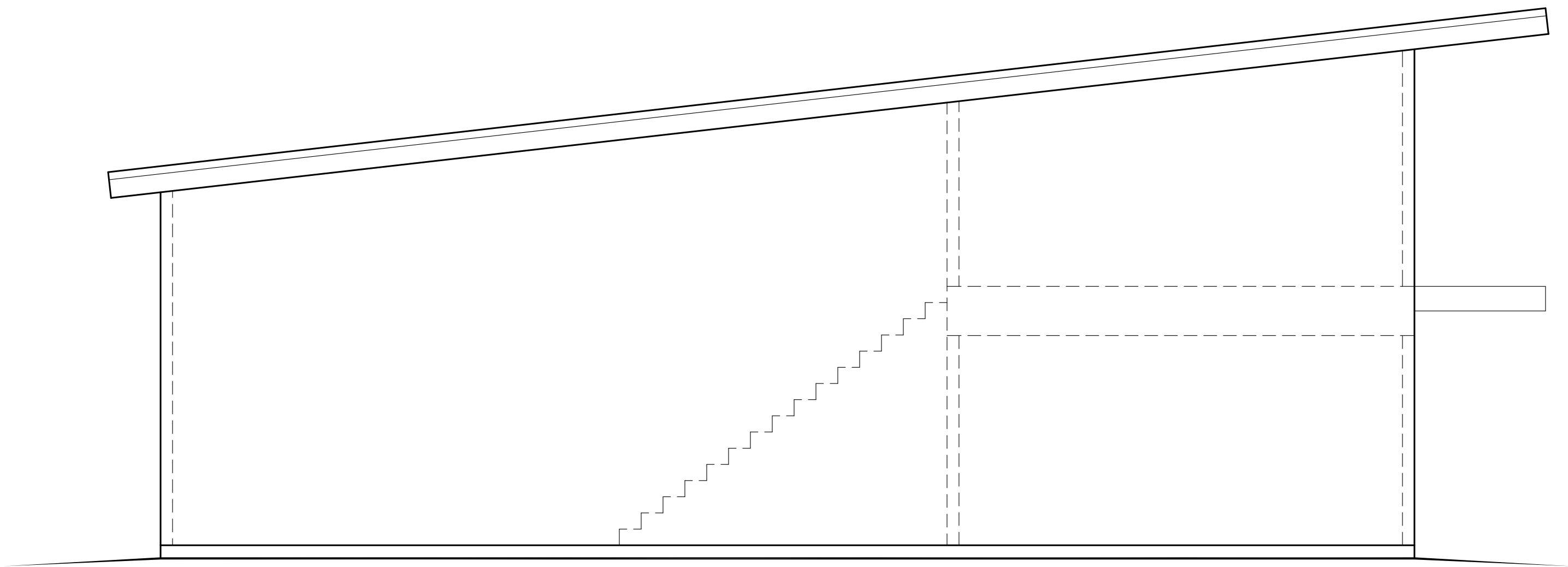
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



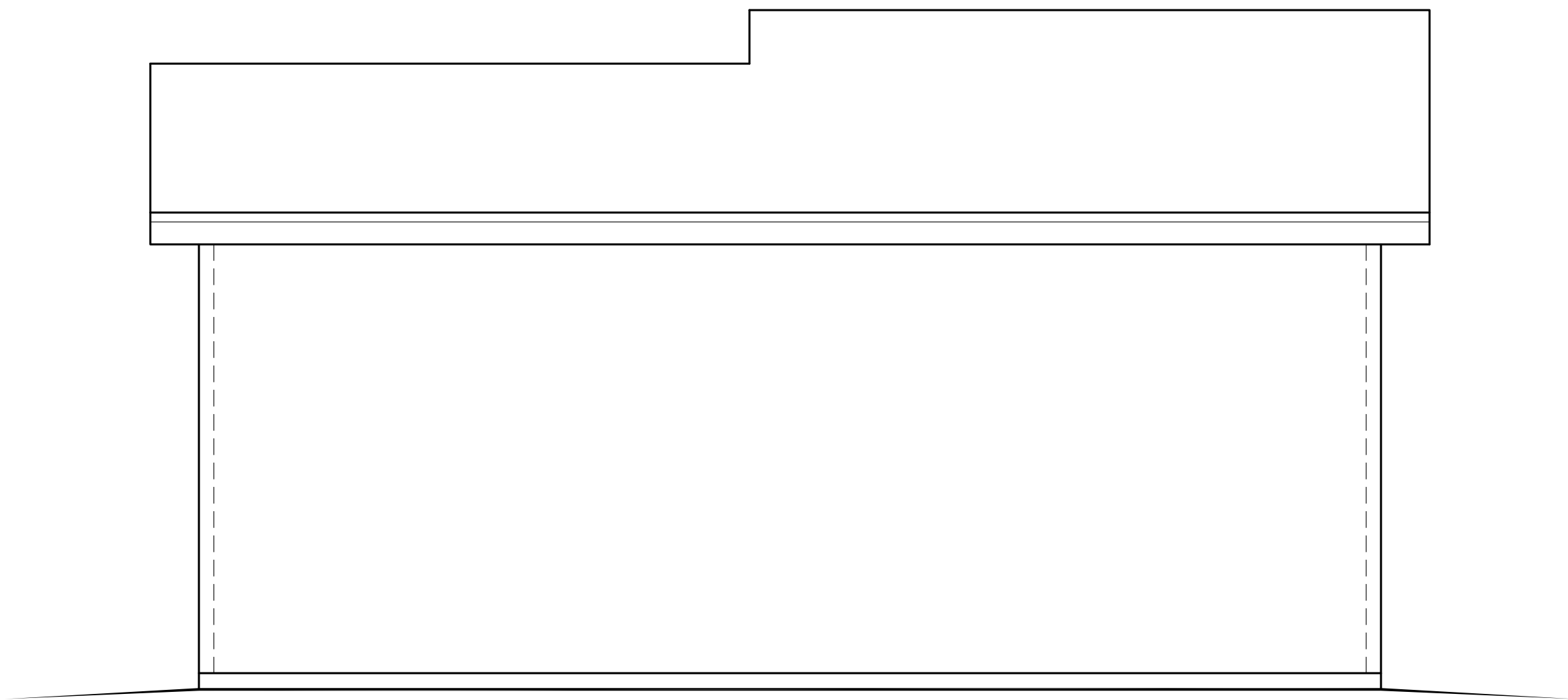
EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

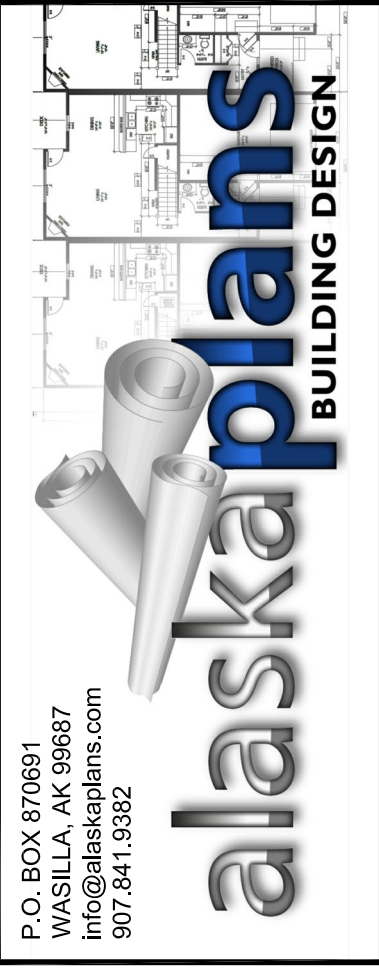
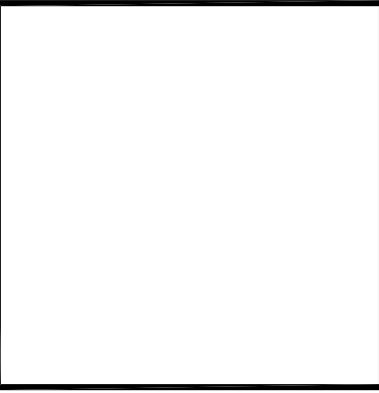
III. COPYRIGHT NOTICE
All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address and/or legal description must be provided. This process is easily completed through the submission of an Original Buyer Re-Use Form @ www.alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use. A buyer that receives a PDF file for the purpose of making copies should note that, because blueprints are copyrighted, making photocopies from them is illegal. Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to \$150,000.00 plus attorney fees, damages, and loss of profits.

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CHECKED BY:	ARR
PAGE NO:	3 of X
SHEET NUMBER:	A3

Michael Williams
Williams Cabin



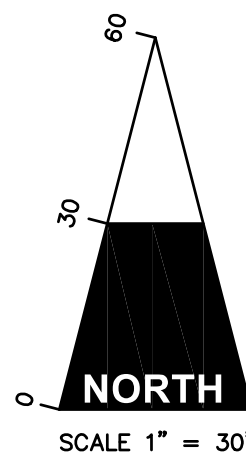
LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177



- | | |
|---|------------------|
|  | FOUND REBAR |
|  | PROJECT CONTROL |
|  | WELL |
|  | SEPTIC VENT |
|  | GUY WIRE |
|  | POWER POLE |
|  OHU  | OVERHEAD UTILITY |
| EOW | EDGE OF WATER |

NOTES:

1. BASIS OF BEARINGS IS ALASKA STATE PLANE ZONE 4.
2. () RECORD DIMENSIONS PER PLAT W-58.
3. {} RECORD DIMENSIONS PER PLAT W-62.
4. {42.65'*} DENOTES COMPUTED PER PLAT W-62.
5. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
6. CONTOURS PER MSB 2019 LIDAR.
7. CONTOUR INTERVAL IS 2 FOOT.
8. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND ARE SHOWN HEREON.
9. FIELD SURVEY CONDUCTED JULY 18, 2022 AND SEPTEMBER 22, 2022.
10. CABIN WAS UNDER CONSTRUCTION IN 1986—PER VARIANCE DOCUMENTATION.



ASBUILT - NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED
A SURVEY OF

LOT 7, SUBDIVISION OF ORIGINAL LOT 10
AND LOT 11 TOWNSHIP 17 NORTH, RANGE 3
WEST, SEWARD MERIDIAN, PLAT NO. W-58,
PALMER RECORDING DISTRICT, THIRD
JUDICIAL DISTRICT, STATE OF ALASKA,

AND THAT THE IMPROVEMENTS AS DEPICTED
HEREON EXIST AS SHOWN IN RELATION TO
THE PROPERTY LINES. EASEMENTS OF
RECORD OTHER THAN THOSE SHOWN ON
RECORDED PLAT No. W-58 ARE NOT SHOWN
HEREON UNLESS OTHERWISE NOTED.

DATE: 10/15/2022

FB: 2022-3

GRID: H013

DRAWN: DMR

SCALE: 1" = 30'

FILE: 22-079AB

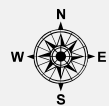
ORIGINAL 11" X 17"



Planning & Land Use Map



Matanuska-Susitna Borough, Microsoft



- | | | |
|-----------------------|--------------------|-----------------------------|
| Lake Management Plans | Assembly Districts | MSB General Use Regulations |
| Wetlands | Community Councils | Parcels |
| LAKE | ROW and Easements | |
| Lakebed | ROW Road | |

This map is solely for information 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.

0 0.01 0.02 0.04
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Exhibit E

MINIMUM HORIZONTAL SEPARATION DISTANCES FROM SEWER COMPONENTS					
	River, Lake, Stream, Spring, Slough ^c	Slopes >25%	Soil Absorption System	Lot Line ^a	Foundation ^a
Septic Tank, Holding Tank, Lift Station	100 feet	need to be stable	5 feet	10 feet	10 feet
Soil Absorption System	100 feet	50 feet ^d	see b. below	10 feet	10 feet
Pit Privy	100 feet	50 feet recommended	see b. below	10 feet	10 feet
<p>a. Recommended minimum horizontal separation distance. All parts, including ground cover for freeze protection must be wholly located on the property with the facility being served. Locating a septic tank or soil absorption system too close to a building foundation may have negative impacts. The septic tank cleanouts or manhole riser must be accessible for maintenance purposes.</p> <p>b. 6 feet or 2 times the distribution media depth, whichever is greater.</p> <p>c. Setbacks is from the mean annual high water level of surface water or the mean higher high water level of tidally influenced water.</p> <p>d. Separation distance applies to the downhill slope; does not apply to mound type soil absorption systems</p>					
MINIMUM VERTICAL SEPARATION DISTANCES FROM SEWER COMPONENTS					
	Seasonal High Water Table		Impermeable Soil, Permafrost, Bedrock		
Septic Tank, Wastewater Holding Tank	need buoyancy protection		--		
Subsurface Soil Absorption System	4 feet		6 feet		
Pit Privy	4 feet		--		

Disclaimer: This separation distance table was developed for convenience but may not contain all separation distances required to be met.

1. The requested variance is necessary for my family to expand our current cabin, which has a footprint of 320 ft². The existing cabin resides 34.7 ft from the edge of the water. The cabin has an existing setback variance, approved on August 29th, 1986. We propose adding 1,277.5 ft² of single-story living space to the rear of the existing cabin. The addition will not be any closer to the edge of the water than the cabin currently sits. An additional structure can't be built outside of the 75 ft setback because there isn't enough developable land due to the location of the septic system and wetland area. A variance was given for the existing cabin, as it was deemed that the land outside of the 75 ft water setback was not buildable. The buildable land is a small section of land on the south side of the property. The current cabin is built on a high noll that starts north of the edge of the water at 27 ft. The buildable area goes north on the property and measures from 27 ft to 125 ft beyond the edge of the water. There is also a septic system comprised of three holding tanks. These holding tanks are 101.25 ft from the edge of the water and 22.5 ft outside of the 75 ft water setback. By code, the building can't be within 10 ft of the holding tank, which leaves only a 12 ft by 30 ft area that can be built on outside of the 75-foot water setback and septic tanks. Other than the wetland, this is the only area that could be developed on high ground and outside of the setback.

There are designated wetlands on the Matsu Borough GIS website 45 ft north of the 75 ft water setback and 150 ft from the edge of the water. This wetland is 0 to 1 ft above the lake water elevation. The only way to develop this area would be to bring in roughly 3,200 yd³ of non-native material and fill in the wetlands. It would then be feasible to let the material settle, bring in additional fill to compensate for the settling, and build a traditional foundation in this area. This path wouldn't be prudent or ecologically responsible, even if it is deemed legal through the permitting process. If there is perfectly buildable ground behind a current structure that could be expanded with minimal disturbance to neighbors, vegetation, and wildlife, why would you want to introduce a bunch of non-native material into the wetlands area? This would require dump trucks, a bulldozer, a front-end loader, and many other types of equipment that are going to destroy vegetation, damage the surrounding properties, put neighbors through unnecessary stress, and potentially cause needless wetland and lake degradation.

There is also the possibility of building the addition on top of piles in the wetlands and building a boardwalk over the wetlands to the new building. The type of piles that would be used are driven piles. Some people may look at helical piles as an option, but those would not be the correct piles for the application. Helical piles have great load-bearing ability but have less than favorable lateral support. Even with added cross bracing and additional piles, the lateral support would not be sufficient, due to how shallow helical piles are installed and the instability of the wetland soil. The best option if you were going to build on piles in the wetlands, would be a driven pile. Fewer piles would be needed, and driven piles offer high load bearing and lateral support. The driven and helical piles both require large equipment to be installed. Both pile options require additional heavy equipment for installation and support.

The area where the construction would be taking place in the wetlands is at least 150 ft north of the edge of the water. There are also constraints caused by the landscape and building that will make it very difficult to get all of the equipment to the building site without

damage to neighboring properties and the wetlands. This would mean there would be large pieces of heavy equipment tracking all over inside of the wetlands and on the neighboring properties. Neither of the two options for building in the wetlands makes sense. Why risk the lake water, wildlife, fish, and vegetation when a ready-to-build section is behind the current cabin?

2. The current cabin, proposed addition, and holding tank septic system sit on the only buildable ground on the property. All other land is the wetlands. The plat of my property was recorded in 1958, prior to the borough incorporation in 1964. There were little to no platting or subdivision regulations at that time. My lot is .57 acres or about 21,450 ft², which is less than the current allowable lot size of 40,000 ft². The lot is approximately 65 ft wide, with 10 ft side lot line setbacks on either side, giving me a 45 ft wide lot to build. This is narrower than allowed by the current standards, which require 125 ft water frontage. Because the property is so narrow, it will be impossible to get the heavy equipment needed for building into the wetlands without damage to neighboring properties and vegetation. Whether I was to bring in fill or install driven piles, there would be no way to get all the heavy equipment needed into my property without destroying the natural vegetation in both the front of my lot and part of my neighbors' lots, not to mention the amount of damage that would be caused to the wetlands. My property is on an island, which is also an unusual circumstance, which means there is only one way on and off my property. I would have to cut down a bunch of trees in the front of my lot or bring all of this heavy equipment through my neighbor's property.

3. Applying the 75 ft water setback on my property will deprive me of a commonly enjoyed right by other island neighbors, both directly adjacent and nonadjacent. The 320 ft² cabin on my property is much smaller and insufficient. The adjoining neighbor to the east has a 641 ft² cabin, a 330 ft² bunk house, porches, decks, and a hot tub inside the 75 ft water setback. This same neighbor also has multiple storage buildings on their property. The neighbor to the west has 980 ft² of living space, numerous storage buildings, and covered patios inside the 75 ft water setback. The neighbor adjacent to the North has 2,400 ft² of living space with additional storage sheds and decks inside the 75 ft water setback. If I cannot add to the rear of our cabin, we will not be able to add additional living space to this property without developing in the wetlands.

4. Granting this variance will not negatively affect the neighboring properties or harm public welfare. It also will not impact any of the adjacent properties' ability to enjoy their property, not lower the value, or degrade their appearance. The proposed cabin addition will not impede the views of the other properties or hinder the neighbors' access. The addition will have a lower roof line than the existing cabin. Granting this variance will keep me from having to make an eyesore for the neighbors who have a direct view into the wetlands. If I am forced to build in the wetlands, putting a building in that specific area will degrade the visual appeal for many of the neighbors whose properties look east from the west bank of Big Lake. Granting this variance will allow me to fully renovate a cabin that had become an eyesore for my neighbors on Shepherd Island. This cabin sat vacant for over 10

honoring the Big Lake Comprehensive Plan 2009 guidance. Another development guideline, Hazards and Sensitive Areas states, "Avoid development in hazardous areas, including floodplains and on steep slopes. Minimize impacts on **wetlands** and other sensitive natural environments." Granting me this variance will allow me to develop my property without having to impact the wetlands. If I am forced to develop in the sensitive natural environment of the wetlands, I would not be following the development guidelines of the comprehensive plan.

Another development guideline, Protection of Water Quality, states, "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 also providing some screening of development. "Granting this variance would align with the development guidelines. The cabin addition I would like to build would have the least impact on the lake and wetlands. If I develop my property in the wetlands area, I would be deviating from the guidelines of the Big Lake Comprehensive Plan 2009.

6. The cabin addition will bring the property living space and structure square footage closer to that of immediate neighbors and the non-neighboring Shepherd's Islands' properties. The property will have an additional 1,277 ft² of living space added to the property. The cabin's current size offers enough living space for two people. This addition will make it possible to have a kitchen, additional bedrooms, a bathroom, and some storage. The intended use of this property is for friends and family to have a relaxing time.

**7. MSB Voluntary Best Management Practices For Development around Waterbodies
Maintain the natural shoreline or riparian habitat.**

- Preserve a minimum 75 ft wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.

The proposed addition is designed on helical piles, which will minimize disturbing the native vegetation. I have no plans on making any changes to the shoreline. I do plan on planting some native bushes close to the shoreline to help with some of the preexisting soil erosions in a few locations. My plan is to keep the shorelines and all vegetation natural and untouched.

- Along the remaining 50% of the shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.

I have no plans on removing or changing any of the remaining shoreline vegetation.

Minimize impervious surfaces on shoreline lots.

- Limit to a maximum of 25% of the lot area.

years and had not been maintained. This variance will help beautify the property and keep the new addition mostly hidden behind the current cabin. This will be the most visually appealing and will have the least negative impact on my immediate neighbors, island neighbors, and big lake neighbors.

5. Title 17.55.020 is designed to keep any new structure from being built inside the 75 ft water setback. The granting of this variance will be in harmony with the title because the current cabin is inside the 75 ft water setback. The proposed addition does not protrude any closer to the edge of the water. In the Big Lake Comprehensive Plan 2009, on page 32, four land use and environmental goals are set forth. Two of those goals apply to and give some clarity on what direction the plan would recommend with my specific situation. One goal that has a guiding principle for my variance is labeled Protect the Natural Environment. This goal states, "As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, **wetlands**, and other natural features." Not granting me a variance to build onto the back of my current cabin would force me to build in the wetlands area and would be in direct conflict with the goals set out by the Big Lake Comprehensive Plan. The other goal that pertains to this variance is the goal labeled Provide for Freedom to enjoy our Properties. This goal states, "The plan supports a balance of freedom to use the 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." If I am forced to build in the wetlands, it will cause far more stress on the health, safety, and welfare of the adjacent properties. It will also cause stress on my neighbors that are not directly adjacent to me and will widen the impact on properties that are not directly adjacent to me.

On page 40 of the Big Lake Comprehensive Plan 2009, Strategy 3 is to Identify and protect key features of the Natural Environment. One of the key features is Clean Water. This key feature states, "Keep lakes, streams, wetlands, etc. free from septic pollution, hydrocarbons, non-point source pollutions such as nitrates and fertilizers, etc." Granting me this variance will offer the best solution to developing my property while making clean water the priority. If I am granted this variance, I will not need to enter the wetlands area. One of the other key features is natural beauty. This key feature states, "Retain the landscape that reflects the natural beauty of the land." If I develop into the wetlands area, I will be greatly destroying the natural beauty that is enjoyed by not only the island residents, but also the mainland residents that currently see the untouched beauty. If I am forced to develop in the wetlands, I will be the first to do so, and it will not maintain the natural beauty that the comprehensive plan intended to protect.

Strategy 4 of the Big Lake Comprehensive Plan 2009 is to Establish Community-Wide Development Guidelines. One of those development guidelines is labeled Natural Vegetation/Site Disturbance. This guideline states, "Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear-cutting the entire parcel prior to selling or developing land is strongly discouraged." Granting me this variance will offer the lowest disturbance of natural vegetation. The area I am proposing to build on is already cleared and will require little to no ground prep. If I build in the wetlands, I would not be

Williams Variance Narrative

The current and proposed cabin measures 1,597.5 ft² against the 24,829.2 ft² total lot, which equals roughly 6.5% of the total structure coverage of the lot.

- Minimize as much as possible within 75 ft of the water's edge.

The proposed addition is on helical piles, which are less impervious than traditional concrete footing foundations. The proposed addition minimizes impervious surfaces by placing the proposed structure on helical piles.

Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.

I will not be adding any sand or fill to lakeshores, stream banks, or wetlands unless I am forced to build my addition in the wetlands.

Adhere to the state of Alaska's 100 ft waterbody separation for septic systems and outhouses, and keep septic systems in good working order.

We will keep the existing septic system, which adheres to the Alaska 100 ft waterbody separation, and will keep the septic system pumped and in good working order.

Use landscaping practices that will reduce degradation of waterbodies, including:

- Test soils to see if fertilizers are needed and use them sparingly.

I have no plans to ever use any plants that will require fertilizers. I only want native vegetation that needs no maintenance or fertilizers.

- Design a smaller lawn to reduce fertilizer use.

I will not be installing a lawn.

- Use native species that grow well without fertilizer.

I only plan to plant native species.

- Avoid fertilizer use completely within 50 ft of the water's edge.

No fertilizer will be required. I will not be needing to use fertilizers.

Maintain at least a 75 ft distance from the water's edge for:

- Additional permanent or accessory buildings.

Williams Variance Narrative

There are no proposed additional permanent or accessory buildings planned inside the 75 ft water setback.

- Driveways, roads, and other impervious surfaces

No Driveways, Roads, or other impervious surfaces are proposed inside the 75 ft water setback.

- Livestock or dog quarters or yards.

There are no Livestock or dog quarters or yards proposed inside the 75 ft water setback.

- Manure or compost piles.

There are no manure or compost piles in the proposed cabin addition.

- Long-term vehicle or equipment storage.

There is no long-term vehicle or equipment storage proposed in the cabin addition.

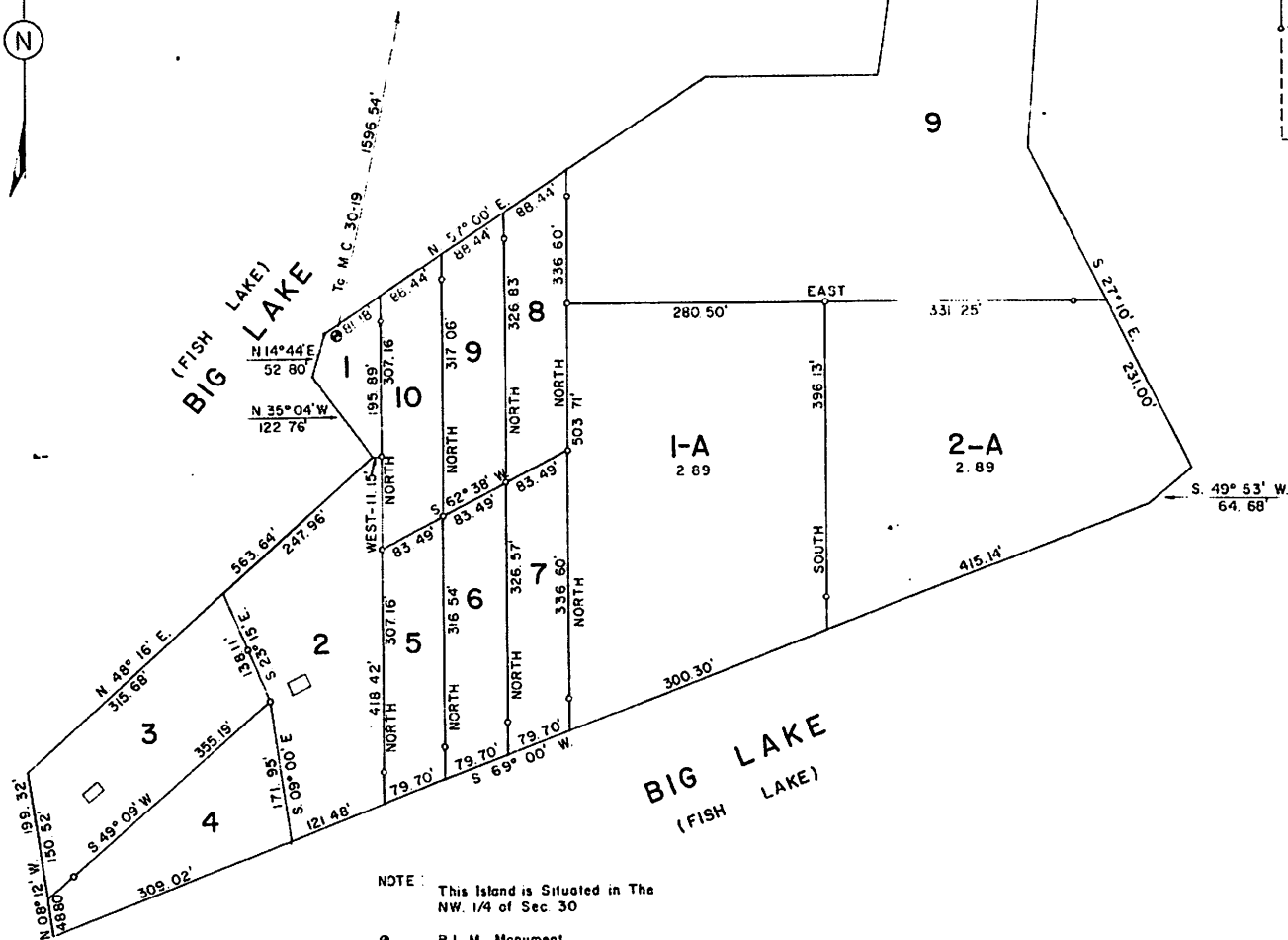
The special conditions that require the variance are caused by the person seeking the variance.

- The natural conditions of the property were not caused by me, the individual seeking the variance.

The variance will permit a land use in a district in which that use is prohibited.
The variance will NOT permit land use in a district in which that use is prohibited.

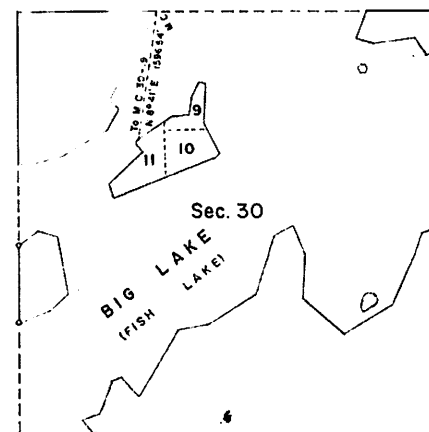
The variance is sought solely to relieve pecuniary hardship or inconvenience.

- The variance is NOT sought solely to relieve pecuniary hardship or inconvenience.



- B L M. Monument
- 3/4" Steel Rod

Scale 1" = 100'



Mat to: Plot 7-4-58

DATE 2-1958

SURVEYED BY
Edmund T. Hutchinson
EDWARD T. HUTCHINSON, C. E.



NARRATIVE

1. The variance is required because we propose adding to the current 320-square-foot cabin. The existing cabin sits 34.7 feet from the edge of the water. The cabin has a setback variance, which was approved on August 29th, 1986. We propose adding 1,095 square feet of single-story living space and a 175 square-foot deck inside the 75-foot setback area to the rear of the existing cabin. We cannot build the additional structure outside the 75-foot setback because the property is unbuildable outside the 75-foot setback.
2. The current cabin, proposed addition, and holding tank septic system sit on the only buildable ground on the property. All other land is the swamp.
3. Applying the 75-foot water setback on my property will deprive me of a commonly enjoyed right by other island neighbors, both directly adjacent and nonadjacent. The 320-square-foot cabin on my property is much smaller and insufficient. The adjoining neighbor to the east has a 641-square-foot cabin, a 330-square-foot bunk house, porches and decks, and a hot tub inside the 75-foot water setback. This same neighbor also has multiple storage buildings on their property. The neighbor to the west has 820 square feet of living space, numerous storage buildings, and covered patios inside the 75-foot water setback. The neighbor adjacent to the North has 2,400 square feet of living space with additional storage sheds and decks inside the 75-foot water setback. If I cannot add on the rear of our cabin, we will not be able to add additional living space to this property.
4. Granting this variance will not be injurious to the neighboring properties or harmful to public welfare. Granting this variance will not modify any of the adjacent properties' ability to enjoy their property; it will not lower their property value or degrade the appearance of their property. The proposed cabin will not impede any of the other properties' views. The proposed cabin will not hinder their access to their property in any way. The proposed cabin will have a lower roof line than the existing cabin.
5. Title 17.55.020 is designed to keep any new structure from being built inside the 75-foot water setback. The granting of this variance will be in harmony with the title because the current cabin is inside the 75-foot water setback. The proposed addition does not protrude any closer to the edge of the water.
6. The cabin addition will bring the property living space and structure square footage closer to that of imidate neighbors and the non-neighboring Shepherd's Islands properties. The property will have an additional 1,075 square feet of living space and 175 square feet of deck added to the property. The cabin's current size offers enough living space for two people. This addition will make it possible to have a kitchen, additional bedrooms, a bathroom, and some storage. The intended use of this property is for friends and family relaxing time.

Williams Cabin Variance

7. MSB Voluntary Best Management Practices For Development around Waterbodies

Maintain the natural shoreline or riparian habitat.

- Preserve a minimum 75-foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.

The proposed addition is designed on Helical Piles, which will minimize disturbing the native vegetation. The proposed addition does not include any changes to the shoreline.

- Along the remaining 50% of the shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.

The proposed expansion does not necessitate any adverse changes in the shoreline.

Minimize impervious surfaces on shoreline lots.

- Limit to a maximum of 25% of the lot area.

The current and proposed structure measures 1,586 square feet against the 24,829.2 square feet total lot, which equals 6% of the total structure coverage of the lot.

- Minimize as much as possible within 75 feet of the water's edge.

This proposed addition is on helical piles, which are less impervious than traditional concrete footing foundations. The proposed addition minimizes impervious surfaces by placing the proposed structure on helical piles.

Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.

The proposed addition adds no sand or fills to lakeshores, stream banks, or wetlands.

Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.

The proposed addition adds no septic system. We will keep the existing septic system in good working order.

Use landscaping practices that will reduce degradation of waterbodies, including:

- Test soils to see if fertilizers are needed and use them sparingly.

The proposed addition does not have any plants that will require fertilizers.

Williams Cabin Variance

- Design a smaller lawn to reduce fertilizer use.

The addition does not have a lawn.

- Use native species that grow well without fertilizer.

The proposed addition does not add any species.

- Avoid fertilizer use completely within 50 feet of the water's edge.

No fertilizer will be required. Proposed addition does not add any non native species.

Maintain at least a 75' distance from the water's edge for:

- Additional permanent or accessory buildings.

There are no proposed additional permanent or accessory buildings planned inside the 75-foot water setback.

- Driveways, roads, and other impervious surfaces

No Driveways, Roads, or other impervious surfaces are proposed inside the 75-foot water setback.

- Livestock or dog quarters or yards.

There are no Livestock or dog quarters or yards proposed inside the 75-foot water setback.

- Manure or compost piles.

There are no manure or compost piles in the proposed cabin addition.

- Long-term vehicle or equipment storage.

There is no long-term vehicle or equipment storage proposed in the cabin addition.

The special conditions that require the variance are caused by the person seeking the variance.

8. The natural conditions of the property were not caused by me, the individual seeking the variance.

Williams Cabin Variance

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

9. The variance will NOT permit land use in a district in which that use is prohibited.

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

10. The variance is NOT sought solely to relieve pecuniary hardship or inconvenience.

UPDATE – MAY 21, 2025

Rebecca,

Thanks for the opportunity to clear things up. I have attached the most current version of the narrative. I will also include a link to download any of the documents you may not have. <https://spaces.hightail.com/receive/CjCE3hnCI9>. Thanks again and have a great rest of the week.

1. I have noticed a slight discrepancy between the square footage of the house between the narrative and the site plan. The narrative indicated that the house will be 1,095 and 1,075 square feet, while the site plans show 1,314 square feet. Please clarify the intended livable space. **The total addition is 1,314 square feet.**
2. The narrative also indicates that the additional structure will be a single-story home, but the projected structure does show a staircase leading to a secondary loft. Please clarify. **The original structure was a small cabin on stilts. The staircase is to access the upper section of the original cabin.**
3. Please clarify how far back the closest point to the projected additional structure is to the ordinary high-water line. **52.5 feet.**
4. Within the narrative it is explained that the subject parcel is not buildable outside the 75' waterbody set back, although a portion of the house is projected to be built outside of the 75' waterbody setback. This statement is inconsistent. Please clarify intended purpose of this statement. **The buildable land is a small section of land on the south side of the property. The current cabin is built on a high noll that starts north of the edge of the water at 27 ft. The buildable area goes north on the property and measures from 34.7 ft to 125 ft beyond the edge of the water (see drawing exhibit D).** There is also a septic system comprised of three holding tanks. These holding tanks are 101 ft from the edge of the water and 26 ft outside of the 75 ft water setback. By code, the building can't be within 10 ft of the holding tank **(see attached exhibit E, page 20 from Department of Environmental Conservation, Onsite Wastewater Systems Installations Manual)**, which leaves only a 13 ft by 30 ft area that can be built on outside of the 75-foot water setback and septic tanks setback **(see drawing exhibit D notated as hatch marks)**. Other than the wetland, this is the only area that could be developed on high ground and outside of the setback without a variance being granted.
5. Can you provide details on the amount of living space that will be outside of the 75' waterbody set back. (Example total square footage of addition – 1,200 sq ft, total square footage outside of 75' = xxxxx square ft.) **Roughly 457.5 square feet will be outside the 75' water setback.**
6. The pictures provided by the applicant and borough assessments data indicate that the lower level of the original structure have been modified from its original version. Can you explain what this space is used for? Will this space be enclosed to accommodate any living quarters? **I walled it in to make a garage.**
7. Can you please clarify the total amount of intended living space including the previous structure on the property if granted the variance? **1,634 total square feet and 1,176.5 not counting the area outside the 75' water setback.**



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Fish and Game

HABITAT SECTION
Matanuska-Susitna Area Office

1801 South Margaret Drive, Suite 6
Palmer Alaska 99645-6736
Main: 907.861.3200
Fax: 907.8961.3232

FISH HABITAT PERMIT FH22-IV-0293

ISSUED: October 17, 2022
EXPIRES: Life of Structure

Michael Williams
P.O. Box 101055
Anchorage, AK 99510

RE: Pile Supported Dock, Boat Lift, Floating Ports and Floating Dock Section Installation
Big Lake (Waterbody No. 247-50-10330-0010)
Section 30, T 17 N, R 3 W, SM
Location: 61.5359 N, -149.8937 W

Dear Mr. Williams:

Pursuant to the Anadromous Fish Act at AS 16.05.871 (b), the Alaska Department of Fish and Game (ADF&G) Habitat Section has reviewed your proposal to construct a pile supported dock, install a boat lift, seasonal personal watercraft ports and a seasonal floating dock at your private property adjacent to Big Lake.

Project Description

According to your application materials you intend to construct a new pile supported dock. You will drive up to thirty 4-inch steel piles into the lakebed below the ordinary high water (OHW) mark. Piles will be driven through the lake ice using a vibrating hammer mounted on an excavator. Heavy equipment use on the frozen surface of Big Lake is authorized via General Permit FH18-IV-0008-GP Amendment #1 (see attached). You plan to weld a frame of angle steel to the piling to support either a wood or prefabricated steel dock frame. The dock will comprise two sections, a 30-foot long by 4-foot wide walkway, and a 26-foot long by 20-foot wide docking area. You plan to use cedar or composite decking material and a fascia board to cover the deck perimeter. The walkway section of the dock will be affixed to the upland by an existing gangway ramp that is attached to an existing concrete pad. Construction is scheduled to take place between December 1, 2022, and February 28, 2023.

Additionally, you plan to install a prefabricated aluminum boat lift that will be attached to the pile supported dock and will be situated on the lakebed. The boat lift will be 11-foot wide by 16-foot long. The boat lift will be installed once there is open water in spring 2023.

Furthermore, you plan to install seasonal personal watercraft ports and a floating dock section that will be attached to the pile supported dock during open water and will be removed from the lake before freeze-up each year. This will include four prefabricated personal watercraft ports that are each 5-foot wide by 11.5-foot long and a prefabricated floating dock section that is 7-foot wide by 13-foot long. These structures are intended to be Polydock brand prefabricated floating ports and dock and are made of polyethylene. Installation will take place once there is open water in spring 2023.

No clearing or alteration of the existing shoreline is proposed in your project. Additionally, no water withdrawals, diversions, or cross-channel structures were requested in your plans. Your permit application and all materials, maps, and drawings are hereby adopted by reference into this permit.

Anadromous Fish Act

Big Lake (Waterbody No. 247-50-10330-0010) has been specified as being important for the spawning, rearing, or migration of anadromous fishes pursuant to AS 16.05.871(a). The water body provides habitat for Chinook, chum, coho, pink, and sockeye salmon as well as a suite of resident fish species.

In accordance with AS 16.05.871(d), your project is approved subject to the project description and permit terms, and the following stipulations:

1. No wheeled or tracked equipment will be operated below the ordinary high water line of Big Lake. The placement and maintenance of support piling and dock sections shall be done using equipment operating from shore, from a floating barge or boat, or from the frozen water surface during winter months.
2. The wooden portions of the dock and dock components may be constructed of untreated lumber or lumber treated with preservatives free of arsenic and pentachlorophenol (PCP). Pressure treated lumber is preferred, however, after market, topical wood preservatives may be used provided they adhere to the above guidelines and are applied in an upland location and allowed to fully cure prior to the placement in or over a water body. Acceptable common pressure treatments include: ACQ (Ammoniacal Copper Quat), ACZ (Ammoniacal Copper Zinc Arsenate), and MCA (Micronized Copper Azole).
3. Wooden dock components may not be painted or treated with any preservative other than as described above. Corrosion treatments for metal dock components shall be applied in an upland location prior to construction over the water.
4. All construction waste must be properly contained to prevent pollution or contamination of state waters. All waste, including sawdust from treated lumber, must be contained, and disposed of in a suitable upland location.
5. No fuel shall be stored, nor vehicles fueled or serviced while located below the ordinary high water line (vegetation line) of any specified water body.
6. No vehicles leaking fuels, oils, hydraulic or cooling fluids shall be operated below the ordinary high water line (vegetation line) of any specified water body.
7. Construction and installation activities are scheduled to be completed by July 15, 2023. If this construction timeframe becomes delayed, please contact the Habitat Section at (907) 861-3200 to determine if site characteristics have changed warranting issuance of an amended permit. An amendment may be required for future dock maintenance and/or upgrades.

You must maintain the integrity of the structures in accordance with the terms of this permit so that free fish passage is assured. You must restore any obstruction to free fish passage to the satisfaction of ADF&G.

Permit Terms

This letter constitutes a permit issued under the authority of AS 16.05.871 and must be retained on site during project activities. Please be advised that this determination applies only to Habitat Section regulated activities; other agencies also may have jurisdiction under their respective authorities. This determination does not relieve you of your responsibility to secure other permits; state, federal, or local. You are still required to comply with all other applicable laws.

You are responsible for the actions of contractors, agents, or other persons who perform work to accomplish the approved project. For any activity that significantly deviates from the approved plan, you shall notify the Habitat Section and obtain written approval in the form of a permit amendment before beginning the activity. Any action that increases the project's overall scope or that negates, alters, or minimizes the intent or effectiveness of any provision contained in this permit will be deemed a significant deviation from the approved plan. The final determination as to the significance of any deviation and the need for a permit amendment is a Habitat Section responsibility. Therefore, we recommend you consult the Habitat Section before considering any deviation from the approved plan.

You shall give an authorized representative of the state free and unobstructed access to the permit site, at safe and reasonable times, for the purpose of inspecting or monitoring compliance with any provision of this permit. You shall furnish whatever assistance and information the authorized representative reasonably requires for monitoring and inspection purposes.

In addition to the penalties provided by law, this permit may be terminated or revoked for failure to comply with its provisions or failure to comply with applicable statutes and regulations. You shall mitigate any adverse effect upon fish or wildlife, their habitats, or any restriction or interference with public use that the commissioner determines was a direct result of your failure to comply with this permit or any applicable law.

You shall indemnify, save harmless, and defend the department, its agents, and its employees from any and all claims, actions, or liabilities for injuries or damages sustained by any person or property arising directly or indirectly from permitted activities or your performance under this permit. However, this provision has no effect if, and only if, the sole proximate cause of the injury is the department's negligence.

Please direct questions about this permit to Habitat Biologist George Hoden at (907) 861-3203 or george.hoden@alaska.gov.

Sincerely,
Doug Vincent-Lang
Commissioner



By: Sarah Myers
Matanuska-Susitna Area Manager
Habitat Section
(907) 861-3200

-gdh

Enclosures: FH18-IV-0008-GP Amendment #1 – Vehicle Movement on Frozen Water Surfaces within the Matanuska-Susitna Borough

cc:	A. Ott, Habitat	S. Ivey, SF	Permits, SF	R. Benkert, Habitat
	D. Dahl, AWT	R. Lysdahl, AWT	S. Myers, Habitat	C. Larson, DNR



FISH HABITAT PERMIT FH18-IV-0008-GP (Amendment #1)

ISSUED: January 1, 2019
EXPIRES: December 31, 2022

General Public:

Re: Vehicle Movement on Frozen Water Surfaces within the Matanuska-Susitna Borough

Pursuant to AS 16.05.871(b), the Department of Fish and Game, Division of Habitat has determined that both the public interest and the proper protection of fish and game would be served through the issuance of a general permit (GP) authorizing the use of motorized vehicles on frozen anadromous water bodies within the Matanuska-Susitna Borough.

Categories of motorized vehicles covered by the GP include any wheeled, tracked, or other ground affect motorized vehicle with a dry vehicle weight of up to 12,000 pounds. The dry weight of a vehicle is the weight of the vehicle without passengers and cargo, as specified by the manufacturer. The off-road use of any vehicle in excess of 12,000 pounds dry weight is not authorized under this General Permit. This GP does not authorize cross-country movement of equipment on state lands or other activities not allowed under 11 AAC 96.020 (Generally Allowed Uses on State Lands) or movement on frozen water surfaces within legislatively designated special areas.

Various waterbodies within the Matanuska Susitna Borough are specified as important for spawning, rearing, and/or migration of anadromous fish pursuant to AS 16.05.871(a). These waterbodies also support a variety of resident fish species.

Pursuant to AS 16.05.871(d), access to, crossings of, and/or egress from any frozen specified anadromous fish bearing water body within the Matanuska-Susitna Borough is authorized provided such activities are conducted in strict accordance with the following stipulations:

- 1) **This permit must be in your possession during stream crossings.**
- 2) There shall be no vehicles or equipment operated in the open (un-frozen) waters of any specified water body.
- 3) The use of snow or ice bridges, access ramps, or cribbing to cross any specified water body is prohibited unless approved, in writing, by the Department of Fish and Game, Division of Habitat.
- 4) Access to or egress from frozen waters shall occur only at locations with gently or gradually sloping banks. There shall be no access to or egress from frozen waters at locations with sheer or cut banks.
- 5) The bed or banks of any specified water body shall not be altered or disturbed in any way to facilitate access to, use of, or egress from their frozen surfaces.
- 6) No fuel shall be stored, nor vehicles fueled or serviced while located on the frozen surface or below the ordinary high water line (vegetation line) of any specified water body.
- 7) No vehicles leaking fuels, oils, hydraulic or cooling fluids shall be operated on the frozen surface or below the ordinary high water line (vegetation line) of any specified water body.

You are responsible for the actions of contractors, agents, or other persons who participate in the approved activity. For any activity that deviates from this approval, the responsible party shall notify the Division of

Habitat and obtain written approval in the form of an individual permit before beginning the activity. Any action taken which increases the scope of the approved activity or that negates, alters, or minimizes the intent or effectiveness of any stipulation contained in this permit will be deemed a significant deviation from the approved activity. The final determination as to the significance of any deviation and the need for an individual permit is the responsibility of the Division of Habitat. Therefore, it is recommended that the Division of Habitat be consulted immediately when a deviation from the approved activity is being considered.

For the purpose of inspecting or monitoring compliance with any condition of this permit, you shall give an authorized representative of the State free and unobstructed access, at safe and reasonable times, to the permit site. You shall furnish whatever assistance and information as the authorized representative reasonably requires for monitoring and inspection purposes.

This letter constitutes a permit issued under the authority of AS 16.05.871. Please be advised that this authorization applies only to activities regulated by the Division of Habitat; other agencies also may have jurisdiction under their respective authorities. This approval does not relieve you of the responsibility for securing other State, Federal, or local permits. You are required to comply with all other applicable laws.

In addition to the penalties provided by law, this permit may be terminated or revoked for failure to comply with its provisions or failure to comply with applicable statutes and regulations. The Division of Habitat reserves the right to require mitigation measures to correct disruptions to fish and game created by the project that were a direct result of the failure to comply with this permit or any applicable law.

You shall indemnify, save harmless, and defend the Division of Habitat, its agents, and its employees from any and all claims, actions, or liabilities for injuries or damages sustained by any person or property arising directly or indirectly from permitted activities or the permittee's performance under this permit. However, this provision has no effect if, and only if, the sole proximate cause of the injury is the Division of Habitat's negligence.

This permit decision may be appealed in accordance with the provisions of AS 44.62.330--44.62.630.

If you have any questions, please call the Palmer Division of Habitat at (907) 861-3200.

Sincerely,

Doug Vincent-Lang, Commissioner



By: Jonathan Kirsch
Matanuska-Susitna Area Manager
Division of Habitat
(907) 861-3200

-seew

cc:	D. Dahl, AWT	S. Ivey, SF	A. Ott, Habitat	Permits, SF
	T. Long, SF	Pagemaster, COE	C. Larson, DNR	



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

January 30, 2023

Regulatory Division
POA-2022-00520

Michael Williams
Post Office Box 101055
Anchorage, Alaska 99510

Dear Mr. Williams:

Enclosed is the signed Letter of Permission (LOP), file number POA-2022-00520, Big Lake, authorizing construction of a new dock. The project site is located at Latitude 61.5359° N., Longitude 149.8938° W.; Matanuska-Susitna Borough; on Shepherd's Island in Big Lake, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

Nothing in this letter excuses you from compliance with other federal, state, or local statutes, ordinances, or regulations.

Additionally, we have enclosed a Notification of Administrative Appeals Options and Process and Request for Appeal form regarding this Department of the Army Letter of Permission (see section labeled "Initial Proffered Permit").

Please contact me via email at Hayley.M.Farrer@usace.army.mil, by mail at the address above, by phone at (907) 753-2778, or toll free from within Alaska at (800) 478-2712, if you have questions or to request a hard copy of the LOP and enclosures. For more information about the Regulatory Program, please visit our website at www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

A handwritten signature in black ink, appearing to read "Hayley Farrer", is written over a horizontal line.

Hayley Farrer
Regulatory Specialist

Enclosures



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

January 30, 2023

Regulatory Division
POA-2022-00520

DEPARTMENT OF THE ARMY
LETTER OF PERMISSION

Authorization is hereby granted to Michael Williams, to:

- Construct a new dock measuring 20-feet by 26-feet using wood material. An adjoining 5-feet by 30-feet walkway and a 4-feet by 16-feet gangway to access the dock will be constructed. 25 4-inch steel pilings will be installed to support the whole structure.

The work will be performed in accordance with the enclosed plans, sheets 1-2, dated December 5, 2022, which are incorporated in and made a part of this Letter of Permission.

This action is based upon the recommendation of the Chief of Engineers and under the provisions of Section 10 of the 1899 Rivers and Harbors Act (30 Stat 1151; 33 U.S.C. 403).

This authorization is subject to the following special conditions and the enclosed general conditions and further information (see enclosure entitled: GENERAL CONDITIONS/INFORMATION).

Special Conditions:

1. Self-Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (enclosed) and submit it to the U.S. Army Corps of Engineers (Corps). In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

2. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the U.S.

3. You must install and maintain, at your expense, any safety lights and signals prescribed by the U.S. Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number: Commander (oan), 17th Coast Guard District, Post Office Box 25517, Juneau, Alaska 99802, (907) 463-2272.

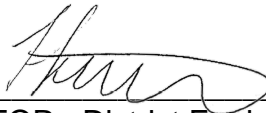
4. The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alteration.

Nothing in this authorization shall be construed as excusing you from compliance with other federal, state, or local statutes, ordinances, or regulations which may affect the proposed work.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

1/30/2023

DATE



FOR: District Engineer

U.S. Army, Corps of Engineers

GENERAL CONDITIONS/INFORMATION

1. The time limit for completing the work authorized ends five years from the date of this authorization. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must contact the Alaska District U.S. Army Corps of Engineers to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed federal project.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 3 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may, in certain situations, (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

5. Extensions. General Condition #1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.



**This notice of authorization must be
conspicuously displayed at the site of work.**

**United States Army Corps of Engineers
Big Lake**

A permit to: Construct a new 20 feet by 26 feet dock, 5 feet by 30 feet walkway
and 4 feet by 16 feet gangway using 25 4-inch steel pilings.

at: Latitude 61.5359° N., Longitude 149.8938° W.

has been issued to: Michael Williams

on: January 30, 2023 **and expires on:** January 30, 2028

Address of Permittee: Post Office Box 101055 Anchorage, Alaska 99510

Permit Number:


POA-2022-00520

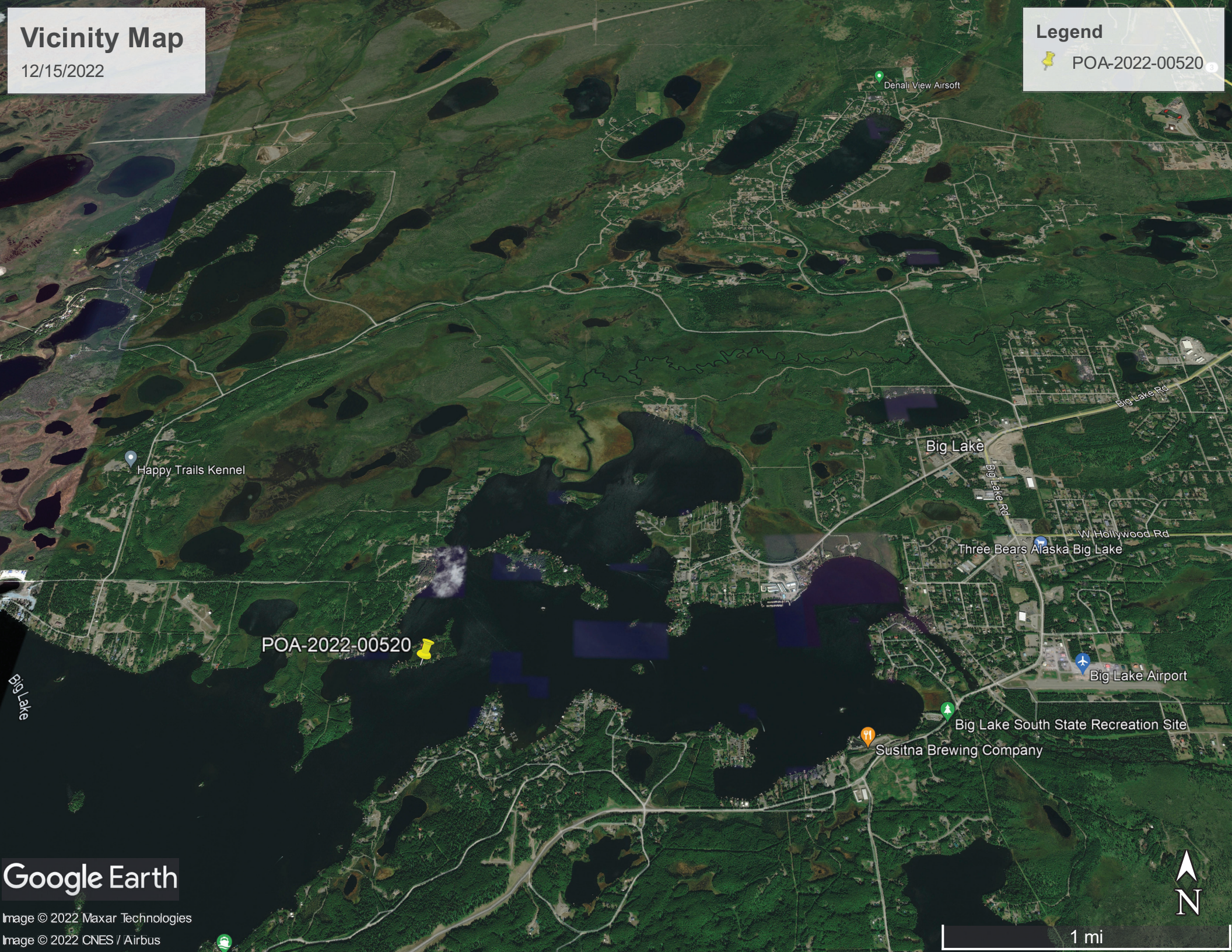
**FOR: District Commander
Hayley Farrer
Regulatory Specialist
REGULATORY DIVISION**

Vicinity Map

12/15/2022

Legend

 POA-2022-00520



POA-2022-00520

Big Lake

Three Bears Alaska Big Lake

Big Lake Airport

Big Lake South State Recreation Site

Susitna Brewing Company

Happy Trails Kennel

Denali View Airsoft

Big Lake Rd

W. Hollywood Rd

Big Lake

Google Earth

Image © 2022 Maxar Technologies

Image © 2022 CNES / Airbus


1 mi



Project Location

12/15/2022

Legend

 POA-2022-00520

POA-2022-00520

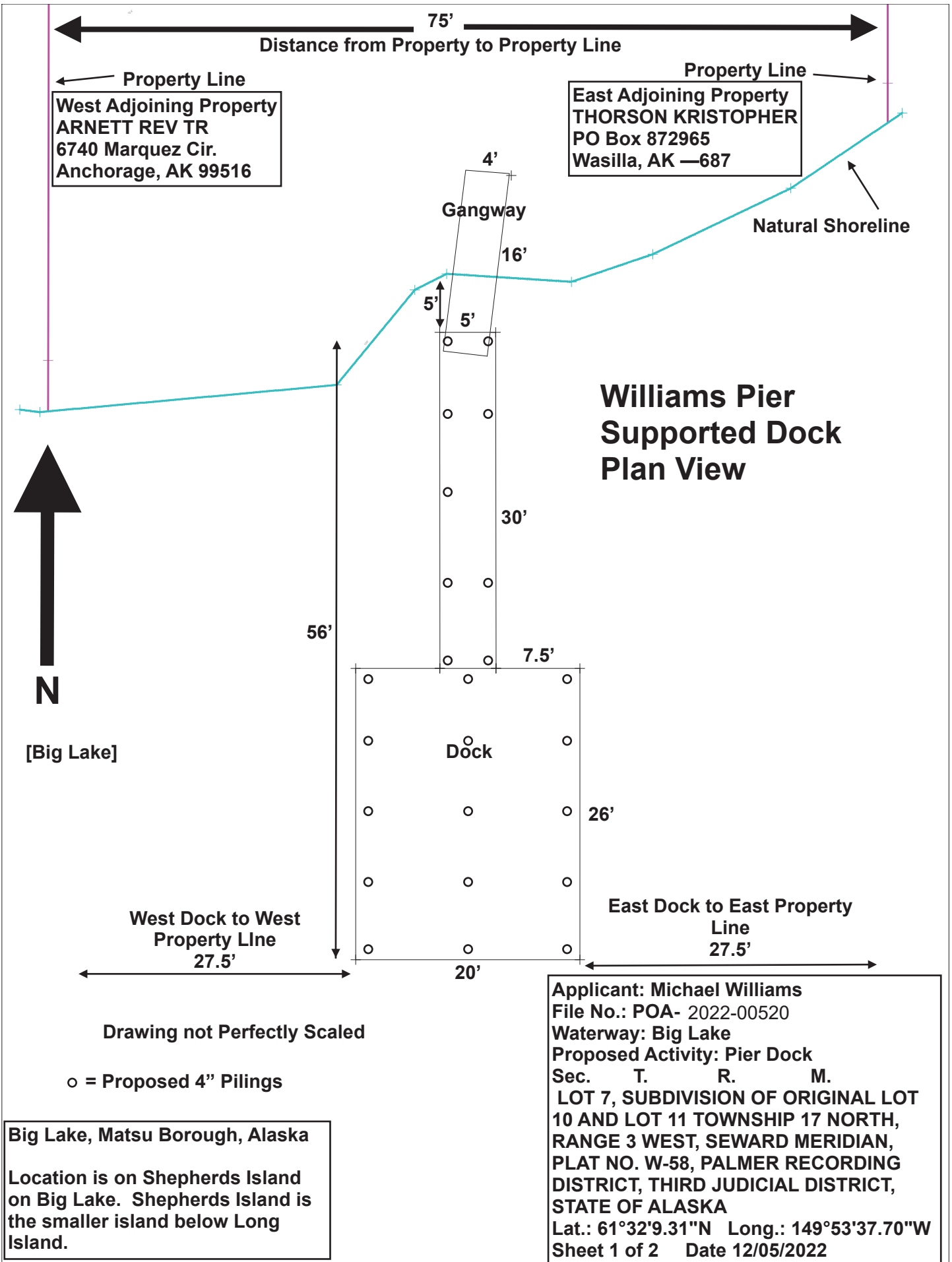


Google Earth

Image © 2022 CNES / Airbus



600 ft



Williams Pier Supported Dock Cross Section

Drawing not perfectly scaled

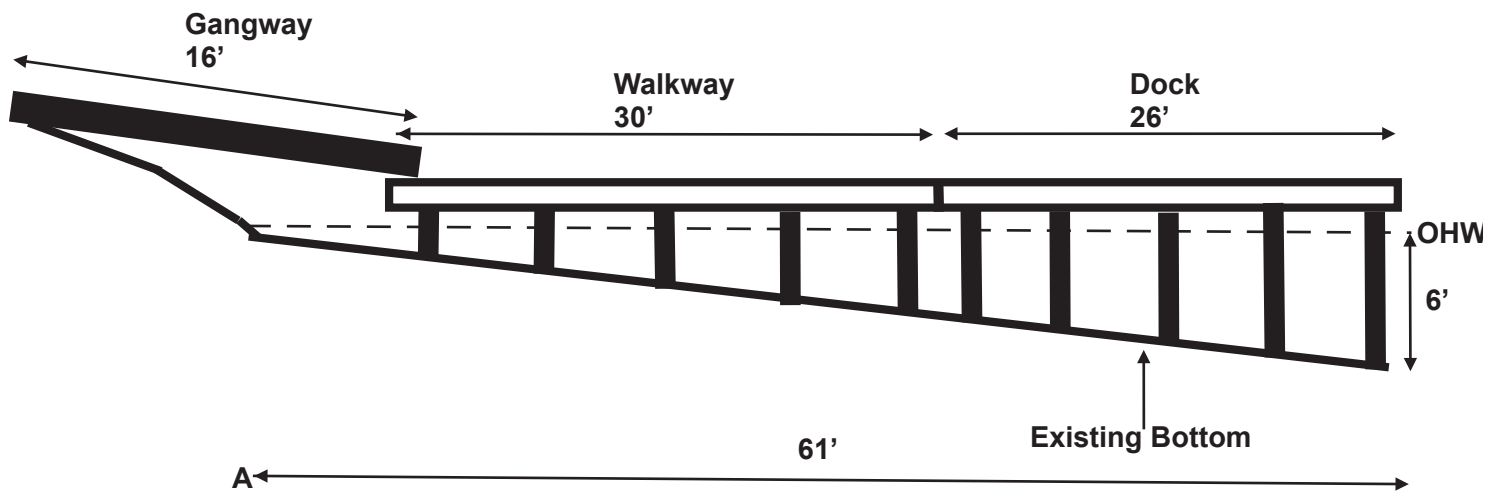
Proposed Structures:

4' wide wooden gangway

5' wide steel pile supported wooden walkway

20' wide steel pile supported wooden dock

25 4" Steel Piles



Big Lake, Matsu Borough, Alaska

Location is on Shepherds Island on Big Lake. Shepherds Island is the smaller island below Long Island.

Applicant: Michael Williams

File No.: POA- 2022-00520

Waterway: Big Lake

Proposed Activity: Pier Dock

Sec. T. R. M.

LOT 7, SUBDIVISION OF ORIGINAL LOT 10 AND LOT 11 TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PLAT NO. W-58, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

Lat.: 61°32'9.31"N Long.: 149°53'37.70"W

Sheet 2 of 2 Date 12/05/2022

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Michael Williams		File Number: POA-2022-00520	Date: 1/30/2023
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
X	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at

http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Hayley Farrer, RS
Alaska District Corps of Engineers
CEPOA-RD-S
P.O. Box 6898
JBER, AK 99506-0898
(907) 753-2778

If you only have questions regarding the appeal process you may also contact:

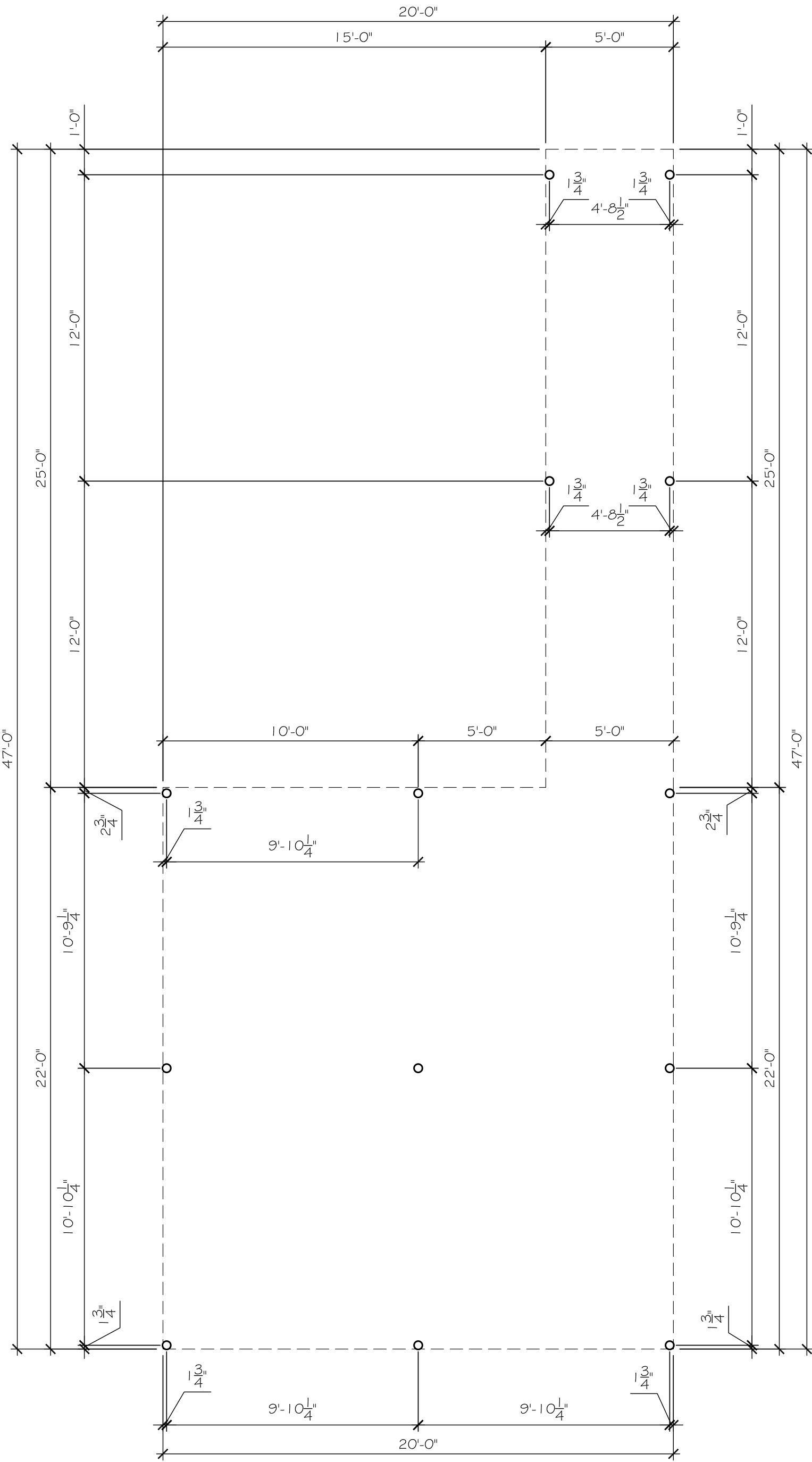
Ms. Kate Bliss
Regulatory Program Manager
U.S. Army Corps of Engineers, Pacific Ocean Division
CEPOD-PDC, Bldg 525
Fort Shafter, HI 96858-5440
(808) 835-4626
kate.m.bliss@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

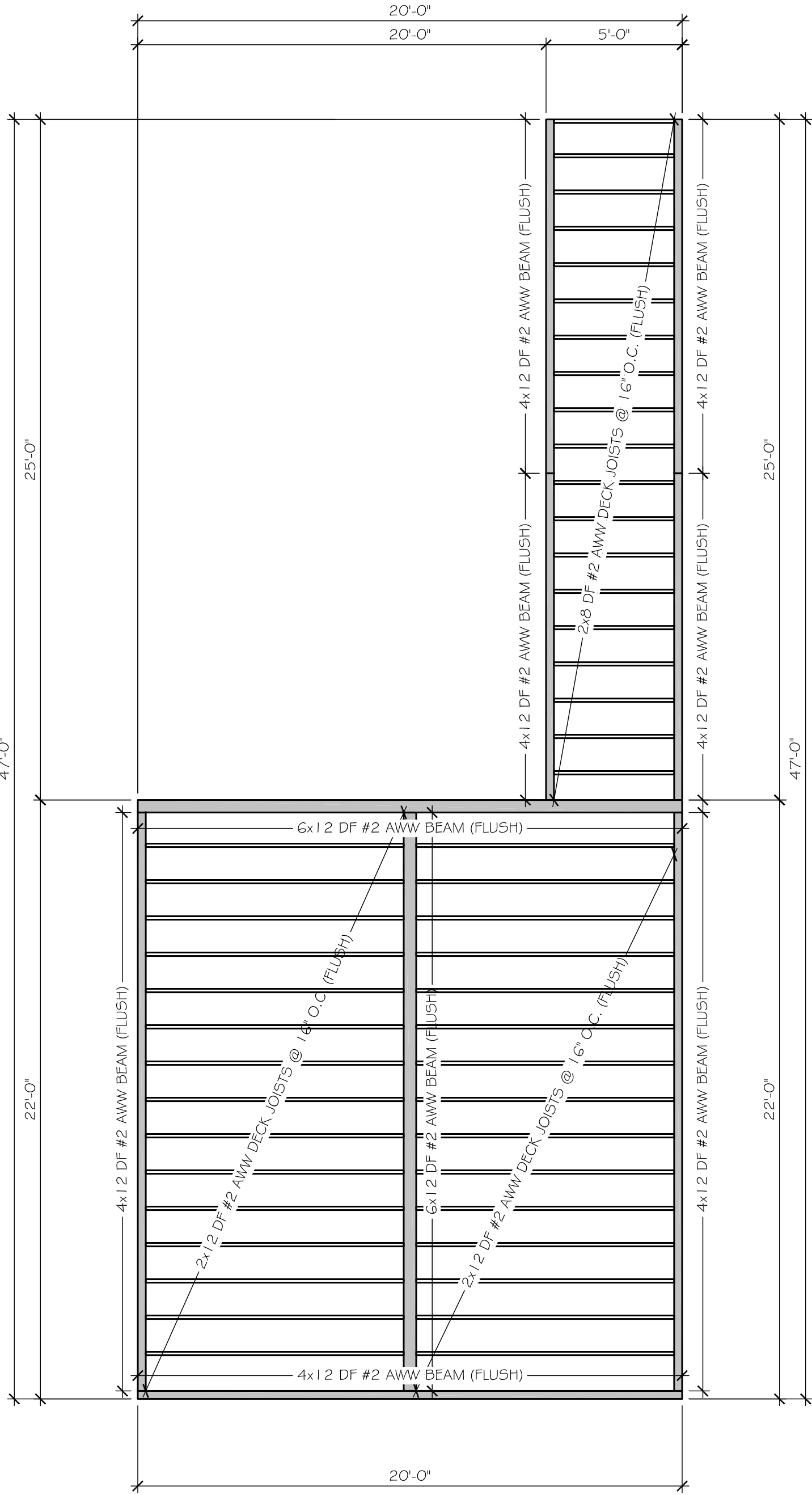
Date:

Telephone number:



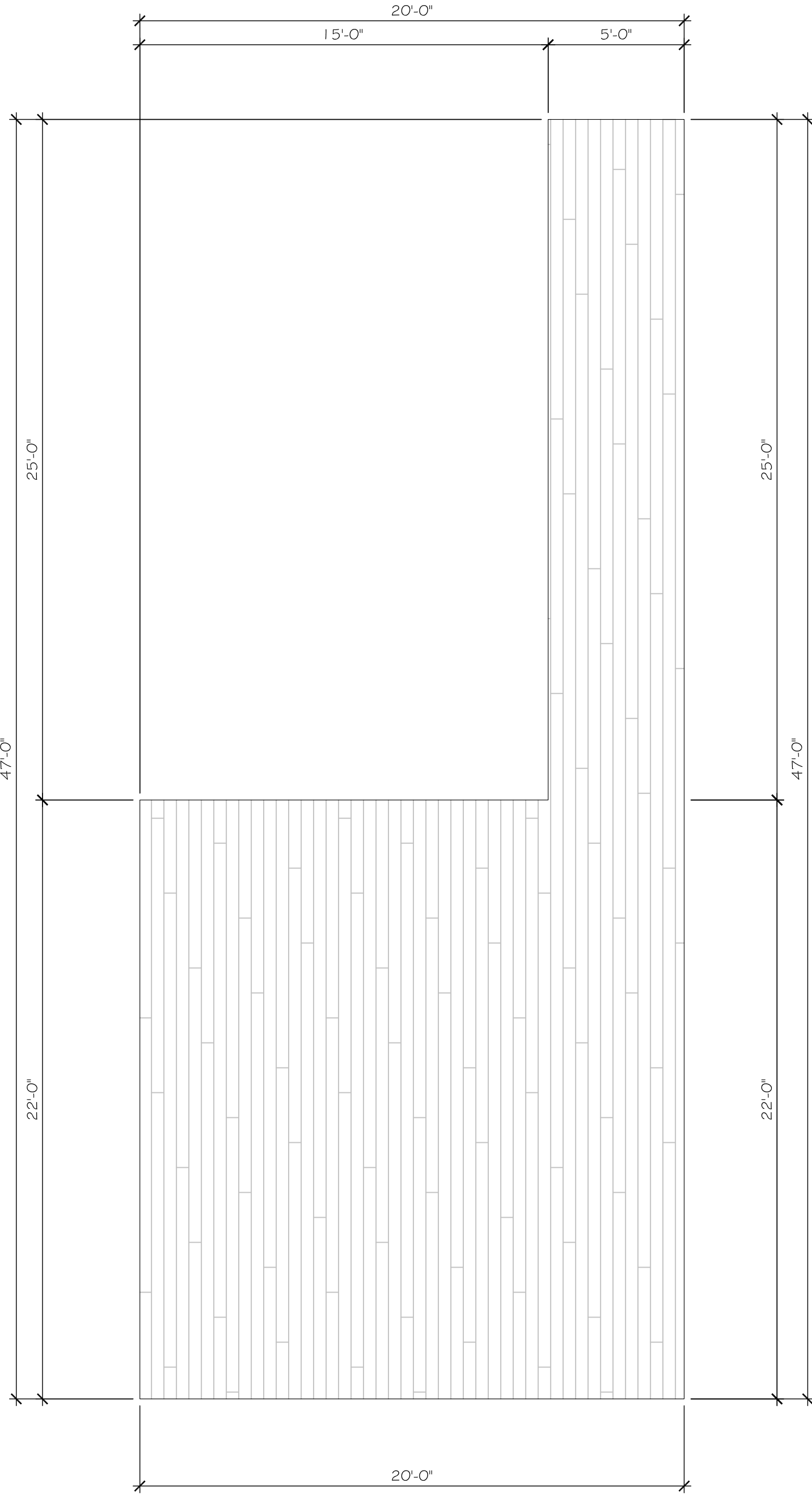
FOUNDATION PILING LAYOUT

SCALE: 1/4" = 1'-0"



DOCK FRAMING PLAN

SCALE: 1/4" = 1'-0"



DECKING LAYOUT

SCALE: 1/4" = 1'-0"

ORIGINAL PAPER SIZE: 24" x 36"

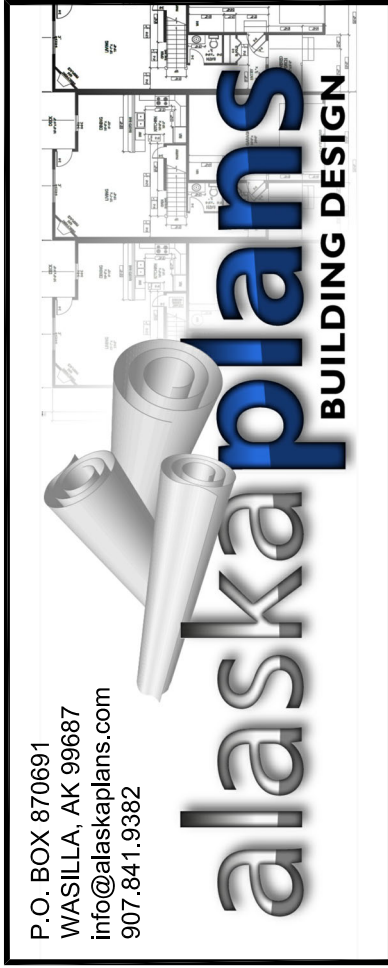
III. COPYRIGHT NOTICE All building plans are protected by copyright. Reproduction of these plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without documented permission is strictly prohibited. The purchase of a set of building plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of plans for the construction of one building located at the site address and/or legal location specifically identified on the drawings. By the person whose name or company name appears on the drawings, although further use may be granted to the original buyer for the construction of additional buildings, to avoid any copyright license infringement, permission for further use must be granted each time, and a new site address and/or legal location must be provided. This process is easily completed through the submission of an Original Buyer Re-Use Form @ www.alaskaplans.com, or by contacting Alaska Plans, Inc. directly and obtaining permission for additional use. A buyer that receives a PDF file for the purpose of making copies should note that, because blueprints are copyrighted, making photocopies from them is illegal. Copyright and licensing of building plans for construction exist to protect all parties. Copyright respects and supports the intellectual property of the original designer. Copyright law has been enforced increasingly in recent years. Willful infringement could cause settlements for statutory damages to \$150,000.00 plus attorney fees, damages, and loss of profits.

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REV.	DATE	DESCRIPTION	APP.	-	-	-	-	-
1	2-02-23	ISSUED FOR REVIEW	JMR	-	-	-	-	-
2	3-01-23	ISSUED FOR REVIEW	JMR	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

DRAWN BY:	JMR
CHECKED BY:	ARR
PAGE NO:	1 of X
SHEET NUMBER:	D1

Michael Williams
Williams Cabin



PROPERTY SUMMARY

[illegible]

17N03W30

Sub of 17N03W30 L10/11 6272000L007

VARIANCE/PLATTING

CODE COMPLIANCE COMPLAINTS

TRS: 17N03W30 MERIDIAN: S TAX ACCT #: 6272000L007

CASE #: DUP:

LEGAL DESC: LOT 7, SUBD. OF GLO LOTS 10 & 11

NAME: GRYTE VIOLATION 1: SHORELINE STBK
VIOLATION 2:

INSP DATE: 6/12/86

FOLLOWUP DATE:

FILE CLOSED: YES DATE FILE CLOSED: 8/07/86

COMMENTS: OWNER APPLIED FOR A VARIANCE FROM THE SETBACK REQUIREMENT.
LINE 2: VARIANCE WAS APPROVED BY PLATTING BOARD WITH CONTINGENCIES.
LINE 3: FILE AVAILABLE FOR REVIEW IN PLATTING DIVISION.
LINE 4:
LINE 5:
LINE 6:
LINE 7:
LINE 8:
LINE 9:
LINE 10:



Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645

PHONE 745-4801

PLANNING DEPARTMENT

LAND MANAGEMENT
745-9652

PLATTING
745-9650

PLANNING
745-9661

Date: Aug 29, 1986

NOTIFICATION OF PLATTING BOARD ACTION

TO: Haaken Gryte
1511 "L" Street
Anchorage, AK 99501

RE: Variance Applications
CASE # PLK 9

Consideration was given the above-mentioned at the Platting Board's meeting of Aug. 7, 1986. Action taken by the Board is as follows:

The VARIANCES were APPROVED CONTINGENT.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.38. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

- 1 Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Engineering Department.
- 2 Payment of a 2% fee based on approved estimate submitted.
- 3 Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this in reference to a plat application recordation at the appropriate District Recorder's Office of the plat if required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting please feel free to contact this office.

Yours Truly,


W. Ray Nienl, P.L.S.
Platting Officer

cc: Alton Ogard

Variance to 16.25.480-A building setback of 36 feet to the front of a cabin on Big Lake. The deck of the cabin is 31 feet from the lakeshore. A setback of 75 feet would place the cabin in a swamp just above lake level.

Justification as submitted by petitioner:

- A. The cabins on either side of this property are less than the required 75 feet setback. This cabin is built on the only part of this lot that is 8 feet or more above the lake level.
- B. This cabin is built on the only dry ground on this lot. The cabin is built on a small knoll that sits approximately 35 feet from the lakeshore. The cabin is not complete at this time. I started building the cabin with no knowledge of a required 75 foot setback from water.
- C. The back portion of this lot is swamp 1 foot or less from the water level of the lake.

The Platting Board has approved the variance contingent upon the following:

- 1 DEC approval of a wastewater disposal system for Lot 7, SUB of GLO Lots 10 and 11. Written approval to be submitted to Platting Staff prior to recordation of variance resolution.
- 2 Compliance with Coastal Management Consistency Review to include the following:
 - a. Locate all sanitary sewer mains at the back of the building, "back" being that wall farthest from the shoreline.
 - b. All buried or otherwise concealed sewer lines within the 75 ft shoreline setback area shall be butt-fused, polyethylene pipe or approved equal. "Bell and socket" or other type of friction-fit pipe joints shall be allowed only if located inside the building and available for visual inspection.
 - c. Natural vegetation shall be maintained in all areas of the 75 ft shoreline setback not occupied by allowed structures.
- 3 Recordation of a variance resolution.

The Platting Board has granted this variance contingent on:

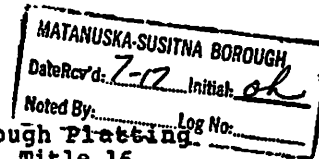
- 1 DEC approval of a wastewater disposal system for Lot 7, Subd. of GLO Lots 10 and 11. Written approval to be submitted to Platting Staff prior to recordation of variance resolution.
- 2 Compliance with Coastal Management Review.
- 3 Submittal of variance application.

8/29/86

4 Recordation of variance resolution.

dw3.6

MATANUSKA-SUSITNA BOROUGH
VARIANCE APPLICATION



This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 16.

Petitioner's Name: Haaken Gryte

Address: 1511 L Street, Anchorage Alaska, 99501

Legal Description of Property: Lot 7 of a subdivision of G.L.O.
lots 10 and 11 Sec. 30, Township 17 N R 3 W S.M. Alaska

An application for a variance from a requirement of Title 16 shall contain:

- [] 1. The preliminary plat to which the variance pertains or a copy of the plat of record if it has previously been approved and filed;
- [] 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 Section 16.15.035;
- [] 4. If the variance is sought because of the existence or proposed location of a structure, a plot plan or as-built of the particular parcel or parcels affected, submitted under the seal of a professional land surveyor. (16.30.045)

I, Haaken Gryte & Ida M. Gryte, the owner (or owner's representative) of the above described property apply for a variance from Section 16.25 480 of the Borough Code in order to allow:

A building setback of 36 feet to the front of a cabin on Big Lake. The deck of the cabin is 31 feet from the Lake Shore. A setback of 75 feet would place the cabin in a swamp just above lake level.

(Variances from Road Design Standards are variances from MSB 16.25.140(A) (2 and 3).

Please Continue on reverse side

Variance

The special circumstances for the variance are as follows:
(Refer to Section 16.15.035),

- A. The granting of the variance will not be detrimental to the public health, safety, welfare or injurious to adjacent property because:

The cabins on either side of this property are less than the required 75' setback. This cabin is built on the only part of this lot that is 8 feet or more above the Lake level.

- B. The conditions upon which the variance application is based do not apply generally to properties other than the property for which the variance is sought because:

This cabin is built on the only dry ground on this lot. The cabin is built on a small knoll that sets approximately 35 feet from the lake shore. The cabin is not complete at this time. I started building this cabin with no knowledge of a required 75 foot setback from water.

- C. Due to unusual physical surroundings, shape, or topographical condition of the property for which the variance is sought or because of surrounding development or conditions, the strict application to the property of the requirements of Chapter 16.25 will result in undue substantial hardship to the owner of the property because:

The back portion of this lot is swamp 1 foot or less from the water level of the lake.

Harlan G. G. G. G. July 17 '86
Signature Date



Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645

PHONE 745-4801

PLANNING DEPARTMENT

LAND MANAGEMENT
745-9652

PLATTING
745-9650

PLANNING
745-9661

June 18, 1986

Nancy E. Walker
P O Box 520644
Big Lake, AK 99652

Re: Letter dated June 2, 1986

Dear Ms. Walker;

In reference to your letter dated June 2, 1986, a visual inspection was conducted by Planning Department staff members and a letter written to Mr. Gryte. Your letter, however, was not specific enough in referring to construction activity in the Starboard Cove area of Big Lake. In order for the Platting Division to take action on your letter, we need more specific information for location or ownership.

Sincerely,

[Signature]
W. Ray Niemi, P.L.S.
Platting Officer

WRN/MAM/oh

dw3.c



Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645

PHONE 745-4801

PLANNING DEPARTMENT

LAND MANAGEMENT
745-9652

PLATTING
745-9650

PLANNING
745-9661

June 18, 1986

Haaken Gryte
1511 "L" Street
Anchorage, AK 99501

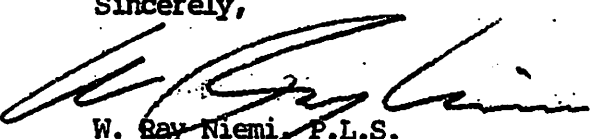
RE: Lot 7, Subdivision of Lots 10 and 11 Subdivision.

Dear Mr. Gryte;

The Planning Department of the Matanuska-Susitna Borough received a letter of complaint regarding construction activity on the above referenced property and subsequently performed a visual inspection of the property. The inspection confirmed a violation does exist to the current setback requirements of the Matanuska-Susitna Borough Title 16, Subdivision Ordinance.

At this time, I would recommend you suspend construction activity and contact the Platting Division immediately to discuss this situation.

Sincerely,


W. Ray Niemi, P.L.S.
Platting Officer

cc: Nancy Walker
Vern Ungerecht

2/14/82

Ken - this is original of an
old ~~letter~~ letter of which you
have a copy. For your files.
OIC?

SL

find 2/14
file
OK. response
was made

Nancy E. Walker
P.O. Box 520644
Big Lake, Alaska 99652
(907) 892-6688

RECEIVED

JUN 5 1986

PLANNING
DEPARTMENT

June 2, 1986

Bob Robes
Planning Department
Mat-Su Borough
Box B
Palmer, Alaska 99645

Re: 75' Setback on Building on Lake Front

Dear Mr. Robes:

I am writing you again regarding Mr. Haaken Gryte's non-compliance with the 75 foot setback on his Lot 7, Sub of Lots 10 and 11 Subdivision, located in the Palmer Recording District, on Sheppard Island, in Big Lake. Please let me know what you are doing on this matter, if anything. I first wrote you on this matter in January of 1986, after talking with the borough over the phone. I have talked with several people over the phone since this time and they suggested I write the borough again. I have also talked over the phone with the borough regarding some-one building close to the lake west of Joe Holden's property near Starboard Cove at Big Lake.

Very truly yours,

Nancy Walker

Nancy Walker

Subd # 6272 B006007

Ho 13

~~17N03~~

17N03030

Made Inspections with M. Mortensen MSB Planning left notice

INDEX

PALMER

Serial No.

66-2670

BOOK

PAGE

Palmer Recording District

9 min 201

RECEIVED
DEC 04 2024Mat-Su Borough
Development Services

MATANUSKA-SUSITNA BOROUGH, INC.

Palmer, Alaska

CERTIFICATE OF REDEMPTION

I hereby certify, in accordance with the provisions of Alaska Statutes, Section 29.10.507, that Haakon Gryte having an interest as provided therein, in the following described real property, to-wit:

17N 3W Section 30 Tax Lot 11-7

according to the public record and description of real property kept in the Assessment Department Office of the Matanuska-Susitna Borough at Palmer, Alaska,

did pay to me of the 23rd. day of July, 19 66 the total sum of Tewnty Seven Dollars and Forty Five Cents (\$ 27.45) in payment of the full amount applicable to said property, with costs charged against the same and with interest as provided by law, under the judgment and Decree of Foreclosure and sale in Case No. 65-1807B, Superior Court, State of Alaska, at Anchorage, Alaska, entered by said Court on the 7th. day of January, 19 66.

This Certificate redeems said property from the sale to the above named Borough, heretofore made by the provisions of said judgment and Decree of Foreclosure and Sale, but does NOT relieve the above named Redemptioner from the obligation of any unpaid taxes assessed and levied upon said property subsequent to the tax year for which judgment was made.

In TESTIMONY WHEREOF, I have hereunto set my hand and seal this 21st day of November, 19 66, at Palmer, Alaska.

Seal -

RECORDED - FILED

Palmer REC. DIST.

DATE

11-30, 1966

TIME

1 PM mail M

Requested by

H. Gryte

Address

1511 2nd St

anch

Rec A 177635

MARY E. MARTIN, Clerk

Matanuska-Susitna Borough

ORIGINAL
RECEIPT FOR PAYMENT
MAGISTRATE COURT
FOR THE
STATE OF ALASKA

III JUDICIAL DISTRICT

(LOCATION)

RECEIVED
FROM

Hakon Dwyte
1511 2nd St
Anchorage

DOC. NO. 66-2628 CASE OR PROCEEDING DATE 11/30/1966

CODE	REVENUE	AMOUNT	CODE	REVENUE	AMOUNT
001	MISCELLANEOUS CLERKS FILING FEE		021	RECORDING RECORDING	3 -
002	FINES AND FORFEITS		022	FILING	
003	MARRIAGE & LICENSE FEES		023	RELEASING	
004	RECIPROCAL SUPPORT (Costs)		024	CERTIFYING (Recorder)	
005	NOTARY & CERT. (Clerks)		031	TRUST FUND BAIL	
011	PROBATE ESTATE		032	CIVIL DEPOSIT	
012	GUARDIANSHIP		033	PROBATE DEPOSIT	
013	ADOPTION		034	RESTITUTION	
014	SANITY		035	RECIPROCAL SUPPORT	
			036	EXECUTION	
099	EXPENDITURE RECOVERIES				

ISSUED BY *Hakon Dwyte* CLERK MAGISTRATE TOTAL 3⁰⁰

MEMO *Cost of Redemption*

No. A 177635

CASH ☐ CHECK ☒ M.O. ☐

PRINTED BY THE STANDARD REGISTER COMPANY, U.S.A.

You must record immediately this Certificate of Redemption, in the office of the District Recorder for the District in which your property is located. There will be a charge of \$3.00 for this recording.

Matanuska-Susitna Borough
Tax Collector
Katherine Moor

RECEIPT

Date July 23 1966 No. 3083

Received From *Hakon Dwyte*

Address

Twenty Seven Dollars & 45/100 Dollars \$ 27.45

For (1964) Taxes Penalty & Interest & Foreclosure Costs on 17N R 3W, Section 30 2nd Lot 11-7

ACCOUNT	HOW PAID
AMT. OF ACCOUNT	CASH
AMT. PAID	CHECK <u>27.45</u>
BALANCE DUE	MONEY ORDER

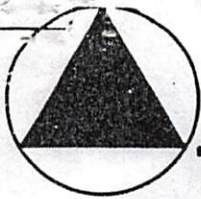
By *Kan Moore* *18.40* *3.28* *5.77*

BK 808 Rediform®

Foreclosure Costs Paid

Matanuska-Susitna Borough
Tax Collector
Katherine Moor

RECEIVED



**ADVANCE
ENGINEERING**

BOX 87-1688 WASILLA, ALASKA 99687 (907) 376-7702

August 5, 1986

Ronald E. Godden
State of Alaska
Department of Environmental Conservation
P.O. Box 87-1064
Wasilla, Alaska 99687-9998

RECEIVED
DEC 04 2024
Mat-Su Borough
Development Services

RE: Lot 7, Shepard Island
Single Family-One Bedroom Summer Cabin

Dear Mr. Godden:

A site visit was made on August 4, 1986 on the above referenced lot. Due to the well location, and the existing topographic and soil conditions, there is no suitable area remaining to install a soil absorption system. The highest area outside the 100' well radius on the lot has a watertable at approximately 2 feet and a dense impermeable strata at approximately 2.5 feet. This strata also exists in two other testholes and the watertable is at or near the surface and may be wetlands.

Due to the type of use as per the owner's statements (summer use cabin-one bedroom), and the location being on an island, placement of fill is not a feasible alternative due to no on-site source and import material being cost preventive. Adjacent lots utilize either privvies or holding tanks since they have the same circumstances. It is my opinion that based on the existing conditions, that a holding tank is the only option left other than not doing anything at all (i.e. privy). There are some restrictions here with the holding tank, in that it cannot be pumped during the summer. It should be sized to adequately handle flows until freeze-up time. The determination of sizing of the holding tank was worked out with the owner and your office prior to my involvement and placement of the tanks will be done by the owner. ✓

If you have any questions, please feel free to contact me.

Sincerely,

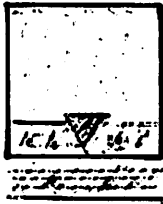
Michael W. Erickson, P.E.
ADVANCE ENGINEERING

RECEIVED
AUG 11 1986

Environmental Conservation



TH #1



ORGANIC

1.5

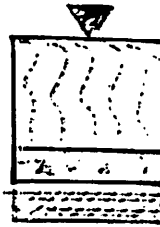
SILTY LOAM

2.0

DENSE HARDPAN
ABORT HOLE

2.5

TH #2 - 3



WATER TABLE AT SURFACE

1.5

ORGANIC

2.0

SILTY LOAM

2.5

DENSE HARDPAN
ABORT HOLE



TESTHOLE LOG
LOT 7
SHEPARD ISLAND

Drawn by:
Ch'k by: MWE
Date: 8-5-86
Logged: 8-4



ADVANCE
ENGINEERING

190 E. PAULSEN RD. NASTILA, AK 99887

Environmental Conservation



Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645

PHONE 745-4801

PLANNING DEPARTMENT

LAND MANAGEMENT
745-9652

PLATTING
745-9650

PLANNING
745-9661

Date: Aug 29, 1986

RECEIVED
DEC 04 2024

Mat-Su Borough
Development Services

NOTIFICATION OF PLATTING BOARD ACTION

TO: Haaken Gryte
1511 "L" Street
Anchorage, AK 99501

RE: Variance Applications
CASE # PLK 9

Consideration was given the above-mentioned at the Platting Board's meeting of Aug. 7, 1986. Action taken by the Board is as follows:

The VARIANCES were APPROVED CONTINGENT.

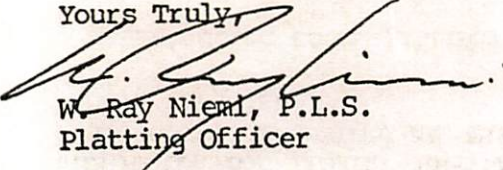
ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.38. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

- 1 Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Engineering Department.
- 2 Payment of a 2% fee based on approved estimate submitted.
- 3 Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this in reference to a plat application recordation at the appropriate District Recorder's Office of the plat if required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting please feel free to contact this office.

Yours Truly,


W. Ray Niemel, P.L.S.
Platting Officer

cc: Alton Ogard

Variance to 16.25.480-A building setback of 36 feet to the front of a cabin on Big Lake. The deck of the cabin is 31 feet from the lakeshore. A setback of 75 feet would place the cabin in a swamp just above lake level.

Justification as submitted by petitioner:

- A. The cabins on either side of this property are less than the required 75 feet setback. This cabin is built on the only part of this lot that is 8 feet or more above the lake level.
- B. This cabin is built on the only dry ground on this lot. The cabin is built on a small knoll that sits approximately 35 feet from the lakeshore. The cabin is not complete at this time. I started building the cabin with no knowledge of a required 75 foot setback from water.
- C. The back portion of this lot is swamp 1 foot or less from the water level of the lake.

The Platting Board has approved the variance contingent upon the following:

- 1 DEC approval of a wastewater disposal system for Lot 7, SUB of GLO Lots 10 and 11. Written approval to be submitted to Platting Staff prior to recordation of variance resolution.
- 2 Compliance with Coastal Management Consistency Review to include the following:
 - a. Locate all sanitary sewer mains at the back of the building, "back" being that wall farthest from the shoreline.
 - b. All buried or otherwise concealed sewer lines within the 75 ft shoreline setback area shall be butt-fused, polyethylene pipe or approved equal. "Bell and socket" or other type of friction-fit pipe joints shall be allowed only if located inside the building and available for visual inspection.
 - c. Natural vegetation shall be maintained in all areas of the 75 ft shoreline setback not occupied by allowed structures.
- 3 Recordation of a variance resolution.

The Platting Board has granted this variance contingent on:

- 1 DEC approval of a wastewater disposal system for Lot 7, Subd. of GLO Lots 10 and 11. Written approval to be submitted to Platting Staff prior to recordation of variance resolution.
- 2 Compliance with Coastal Management Review.
- 3 Submittal of variance application.

8/29/86

4 Recordation of variance resolution.

dw3.6

1511 L Street
Anchorage, Alaska, 99501
March 24, 1991

Mr. Rick Brown
Chief of Platting
MATANUSKA-SUSITNA BOROUGH
Box B
Palmer, Alaska, 99645

Re: Case #PLK 9, Setback Variance for GLO Lots 10/11

Dear Mr. Brown:

I respectfully request an extension on this project. From your letter, I understand that you have no record of any progress being made on this project. However, I am enclosing a copy of my letter of May 2, 1988 in which I have detailed some progress.

Last year was a bad year for operating heavy equipment on the lake due to overflow and heavy snowfall, and this year is not much better. I own a homestead about one mile north of Big Lake and that is where I keep my heavy equipment that I intend to use in my dirt moving operation. I have about a mile of road to clear to get out to the North Big Lake road. I usually can keep this road cleared with a snow plow on a pickup truck but got stuck with it. My D-6 Cat was parked a ways from the buildings and when I got started I was mired down in such dense snowpack that, for fear of burning out the clutches, I had to give it up. I must say that I have never encountered a problem of this nature in the last 30 years I have owned the property. Next year I will have the D-6 parked in a building near my road so I won't encounter a problem of that nature again.

I assure you that I am as anxious as anyone to complete this project.

Sincerely yours,

Haaken Gryte
Haaken Gryte



Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645 • PHONE 745-3246

DEPARTMENT OF PLANNING • PLATTING DIVISION

March 14, 1991

Haaken Gryte
1511 L Street
Anchorage, Ak 99501-4948

Re: Case #PLK 9, Setback Variance for GLO Lots 10/11

Dear Mr. Gryte:

Upon reviewing the files, we find that your request regarding the above mentioned project has had no action since the Platting Board meeting of August 20, 1986.

This letter is to advise you that if this office does not hear from you within 30 days, advising if you intend to continue with this request, this file will be deadfiled. Once a file has been deadfiled, it is necessary to make a new submittal to continue with a project.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Brown".

Rick Brown
Chief of Platting

1511 L Street
Anchorage, Alaska, 99501
May 2, 1988

Mr. Rick Brown
Acting Chief of Platting
MATANUSKA-SUSITNA BOROUGH
Box 1608
Palmer, Alaska 99645

Re: Case #PLK 9, Setback Variance for GLO Lots 10/11

Dear Mr. Brown:

In reply to your letter of April 26 in regard to Setback Variance for GLO Lots 10/11, Big Lake, I do intend to continue with this project and have been working toward compliance of D.E.C. requirements.

I hired Alton Ogard, Registered Land Surveyor, Big Lake, to have the lot surveyed. The lot is 79 feet wide and 365 feet deep. Approximately 100 feet of this lot is stable ground and that is facing the lake frontage. The back portion of the lot is muskeg.

Because there is not enough good ground on the lot to put in a regular septic system, I am putting in holding tanks. I hired an engineer from Advance Engineering at Wasilla to inspect the lot and with his approval I got the go-ahead from D.E.C. to install holding tanks. I bought one 1,000 gal. septic tank and two 1,250 holding tanks from Anchorage Tank and Welding, Wasilla and had them installed. Then I hired an engineer from Gilfilian Engineering, Inc. Wasilla to inspect the installation for proper setback and it met with his approval. I paid Gilfilian Engineering \$300 in advance which he thought would cover the final inspection.

I have scraped up enough fill on the lot to almost cover the tanks, but I need another foot of fill on top of 2 inches of styrofoam to meet D.E.C. approval. I intended to haul in the fill dirt this past winter, but Big Lake was not safe for heavy equipment because of the deep snow and thin ice. Therefore, I will have to put it off until next winter.

Respectfully yours,

Haaken Gryte
Haaken Gryte



Matanuska-Susitna Borough

BOX 1608, PALMER, ALASKA 99645 • PHONE 745-9661

DEVELOPMENT SERVICES DEPARTMENT

April 26, 1988

Haaken Gryte
1511 "L" St
Anchorage, Ak 99501-4948

Re: Case #PLK 9, Setback Variance for GLO Lots 10/11

Dear Mr. Gryte;

Upon reviewing our files, we find that your request for a variance to the setback for GLO Lots 10 & 11, Sextion 30, T17N, R3W, S.M. AK., Case # PLK 9, has had no action since the Platting Board approved it contingent upon staff recommendations on August 20, 1986.

Would you please advise this office, as soon as possible, if you intend to continue with this project. If you require additional information please feel free to contact this office.

Sincerely,

Rick Brown
Acting Chief of Platting

/forms

GILFILIAN ENGINEERING, INC.

P.O. BOX 871868
WASILLA, ALASKA 99687
907-376-3005

S T A T E M E N T

HAAKEN GRYTE
1511 "L" STREET
ANCHORAGE, ALASKA 99501

DATE	EXPLANATION	DEBITS	CREDITS	BALANCE
----	-----	-----	-----	-----
070787	187175 RETAINER		300.00	(300.00) CREDIT

August 14, 1986

376-5038
P.O. Box 871064
Wasilla, Alaska
99687-9998

Mr. Haaken Gryte
P.O. Box 520972
Big Lake, Alaska 99652

Re: Lot 7, Shepard Island, Single Family, One Bedroom Summer Cabin; Holding
Tank Installation

Dear Mr. Gryte:

We received an engineer's report concerning the feasibility of installation of an on-site soil absorption system on the subject lot on August 11, 1986. Based upon the report, which substantiated unsuitable site conditions for an absorption field, i.e., poor soils, watertable at/near ground surface, and the opinion of the engineer, this Department has no objection to the installation of a holding tank system to serve the dwelling on the subject lot.

Per your previous discussions, with Mr. Godden of this office, a total holding tank capacity of at least 3500 gallons should be installed. The large size of the tank is necessitated due to lack of access by pulper trucks during certain periods of the year. It is our understanding you intend to install a 1000 gallon septic tank and two 1500 gallon holding tanks manufactured by Anchorage Tanks. The following should be accomplished in the installation of these tanks.

1. The nearest edge of any portion of the holding tank should be at least 75 feet from the well and 100 feet from the high water mark of the lake.
2. Care should be taken to ensure the holding tank is not installed in the groundwater.
3. All tanks must be sealed and water tight to prevent possible in-flow of groundwater and out-flow of effluent.
4. All holding tanks and sewerlines should be heavily insulated in order to prevent as much heat loss as possible.
5. All holding tanks need to be pumped as soon as possible after freeze up of the lake.
6. A high water audible and visual alarm needs to be installed on the last tank in the series. No further use of the holding tanks should occur after the high water alarm is sounded.
7. Some means of thawing the holding tanks should be available when the tanks are pumped. If frozen, they must be thawed prior to pumping.

Mr. Haaken Gryte
August 14, 1986
Page 2

The Department must be notified 24 hours in advance of the installation of the wastewater disposal system, so that we may conduct an installation inspection. The tanks must be inspected by the Department prior to burial.

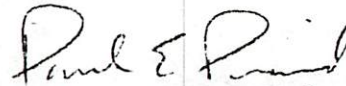
This approval is contingent upon your receipt of any other state, federal or local authorizations which are required for your project. You are required to obtain all other necessary authorizations before proceeding with your project. You are advised that if this development will require placing fill in wetlands or working in a stream, river, or lake, permits from the U.S. Army Corps of Engineers and the Alaska Department of Fish and Game may be required. Other state or federal authorizations may also be required. The Coastal Projects Questionnaire, which you have previously received, will help you identify other permits and approvals which may be required for your project.

This approval does not imply the granting of any additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

If the owner desires a Certificate of Approval, the system will require that a copy of the as-built survey be provided along with an Application for Approval.

If you have any questions, please do not hesitate to call me.

Sincerely,



Paul E. Pinard, P.E.
District Supervisor

PEP/REG/bkr

376-5038
P.O. Box 871064
Wasilla, Alaska
99687-9998

July 25, 1986

Mr. Haaken Gryte
P.O. Box 520972
Big Lake, Alaska 99652

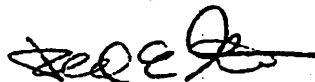
Re: Lot 7, Shepard Island, Single Family, One Bedroom Summer Cabin.
Our Conversation of June 19, 1986

Dear Mr. Gryte:

Based upon the data provided by you on June 19, 1986, and additional data received July 3, 1986, it appears a holding tank may be your only option to the disposal of wastewater generated by the dwelling on the subject lot. Your lot must be evaluated by a Professional Engineer to determine if there are any other alternatives. If this is the only feasible alternative, the engineer should address those items in Title 18 AAC 72.025(a) to determine if those conditions can be met. After the engineer submits his report, it will be reviewed and a determination made.

If you have any questions, please do not hesitate to call me.

Sincerely,



Ronald E. Godden
Environmental Field Officer

REG/bkr

ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 437 E Street, Suite 200, Anchorage, AK 99501
 P. O. Box 871064, Wasilla, AK 99687-9998
 P. O. Box 1207, Soldotna, AK 99669
 P. O. Box 1709, Valdez, AK 99686

BY:
 SUBJECT:

LT7 SHEPHERDS 25(AM)

X	MEMO	to: A.R.
	TELEPHONE CONVERSATION	with:
	SITE VISIT NOTES	location: present:
X	MEETING NOTES	purpose: Discuss owner installation site
	REVIEW COMMENTS	

* Review Holding tank culture
 Does not appear to be able to
 install anything but a holding tank
 BR Cabin w/ summer only,
 only pumping can be done in
 winter after freeze up.

2 people
 16 weekends

$(32 \text{ days})(150) = 4800 \text{ gal}$
 ~~$(64)(150)$~~

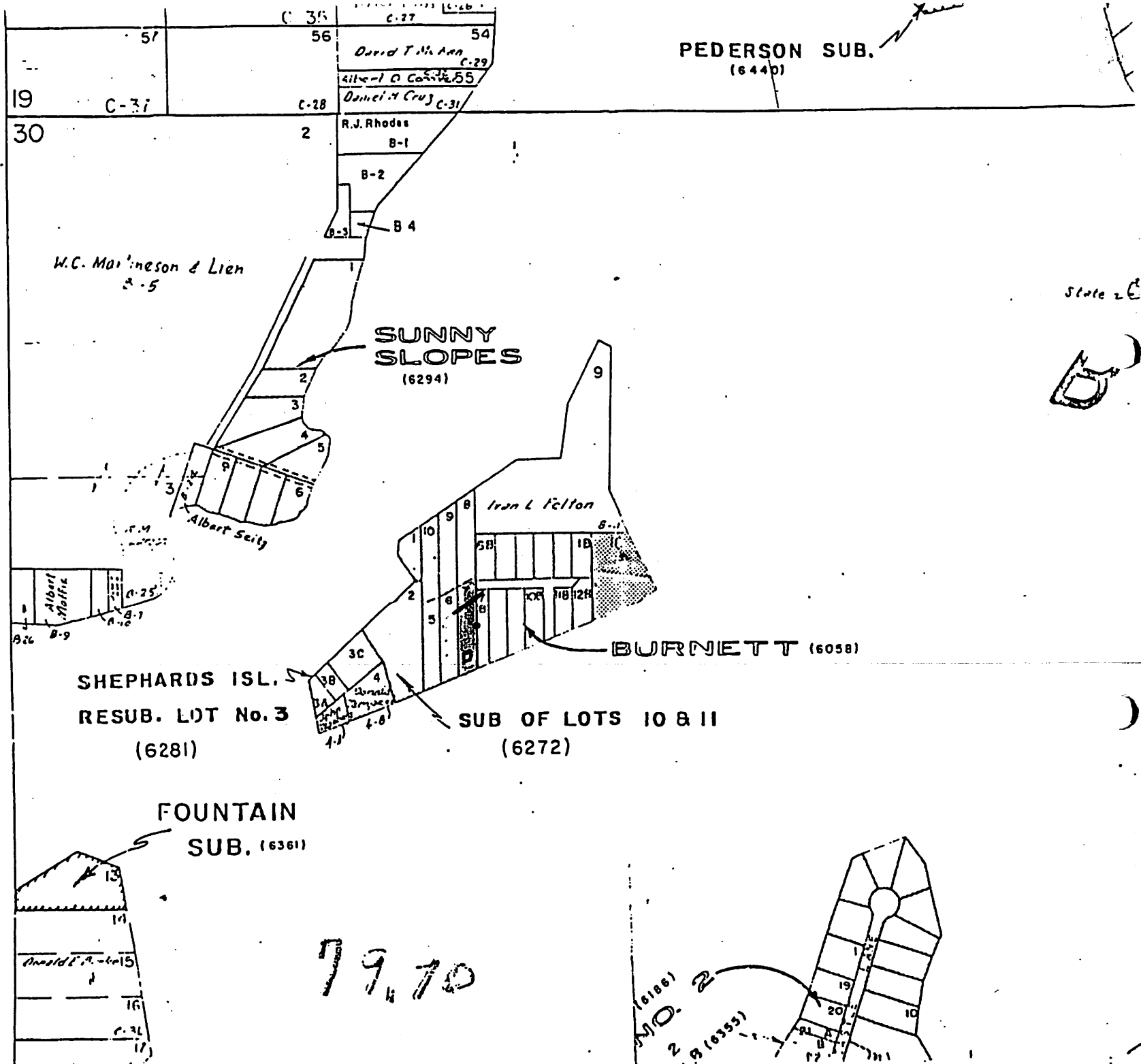
HAKEON GRATE

$(56)(32)(2) = 3584 \text{ gal}$ BOX 520 972
 KIS (ALCA)
 99520

3500

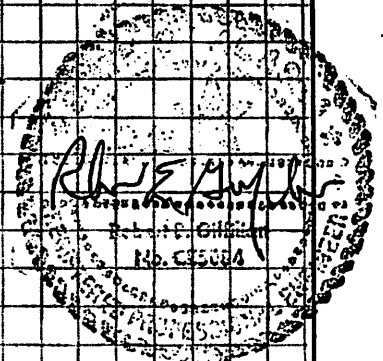
1500 + 2000





Scale 1" = 30'

A hand-drawn map on grid paper showing a shoreline. The shoreline is a wavy line. To the left of the shoreline, there is a checkmark and the text "BIG LAKE". To the right of the shoreline, there is an arrow pointing to the line and the text "SHORELINE". Below the shoreline, there is a point marked with a circle and a cross, labeled "WELL". There are also several other points marked with dots and letters: "A" and "B" on the left, "C" and "D" on the right, and "E" and "F" further right. An arrow points from "A" to "B", and another arrow points from "C" to "D".



Hand-drawn site plan and cross-section of a cabin and sewer line.

Plan View:

- CABIN:** A rectangular structure with a 4" DIP descending from the floor to the G.S. (Ground Surface).
- 10x10" Conc. pad:** A concrete pad holding the sewer line.
- Prepared Sewer line:** A line running from the pad to the street.
- STCO-3:** A label for the sewer line.
- STCO-1:** A label for the sewer line.
- G.S. @ SEptic Tanks is 8' lower than G.S. @ cabin:** A note indicating the relative ground surface levels.

Cross-section View:

- 4" DIP:** A vertical line showing the descent from the floor to the G.S.
- 10x10" Conc. pad:** A concrete pad holding the sewer line.
- 8':** A dimension indicating the depth of the sewer line below the cabin floor.
- STCO-3:** A label for the sewer line.
- STCO-1:** A label for the sewer line.
- G.S. @ SEptic Tanks is 8' lower than G.S. @ cabin:** A note indicating the relative ground surface levels.

Septic Tanks are sited on existing substation
(garage removed)
are bedded w/ native on-site fill soil - approx
1.6' to be bedded well enough to prohibit excessive
settlement.

Plan to complete inspection of Holding Tank installations this winter.



Gilfilian Engineering, Inc.
P.O. Box 871868
Wasilla, Alaska 99687

project	
location	COT 7 Shepards Island
client	Haagen Grylle

by	JSR
date	7.13.87
checked	
date	

sheet no.
1/2
job no.
87175

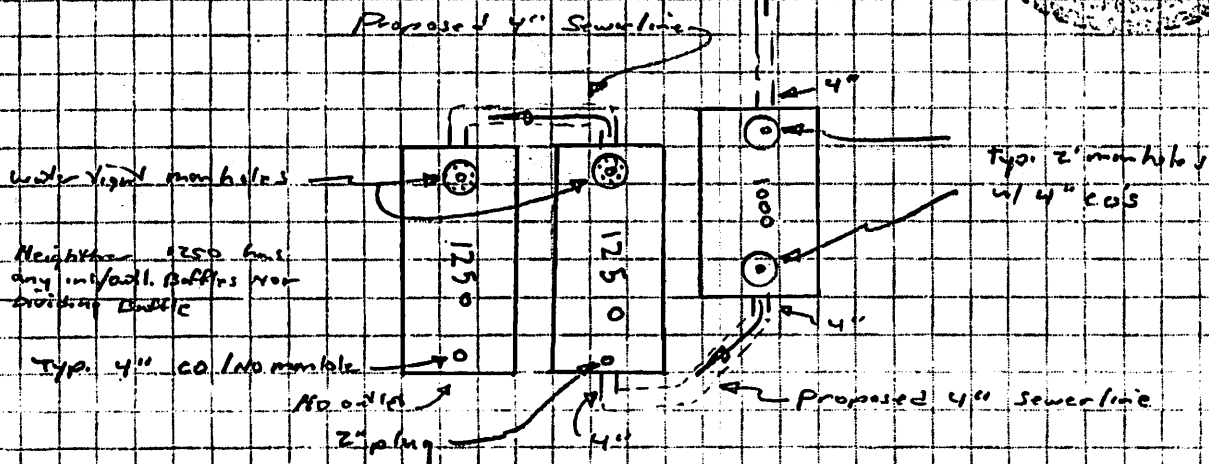
Big Lake

WELL
-0-

Well is 6" steel cased w/ Sand
Seat 12" Above G.S. pump wide NOT
In Conduit Well is cased to 48' according
to owner - will try to get well log.

PLAN VIEW NTS

Septic Tanks are Arch. Steel
1-1000 Z-comp.
2-1250 Single Compartment
Totaling 3500 gallons



Tanks are resting on solid subsoil (Silty Gravelly Sand (Till))
G.W. is - 8" below Bottom of Tanks

Plans on backfilling Tanks w/ Sand / Sandy Gravel as soon as Big
Lake freezes - will connect all sewer lines and call me for
final inspection probably sometime in late Oct. early November.



Gilfilian Engineering, Inc.
P.O. Box 871868
Wasilla, Alaska 99687

project

location

client

Cot 7 Shepards Island

Nansen Gryte

by

date

checked

date

JSR

7.13.87

sheet no.

job no.

187175

2/2

State of Alaska



Water Rights

CERTIFICATE OF APPROPRIATION

LAS

10534

THE STATE OF ALASKA UNDER AS 46.15, THE ALASKA WATER USE ACT,
AND THE REGULATIONS ADOPTED UNDER IT, GRANTS TO:

HAAKEN GRYTE AND
IDA M GRYTE
1511 L STREET
ANCHORAGE, AK. 99501

THE RIGHT TO USE WATER FROM THE FOLLOWING SOURCE:

A) DRILLED WELL WITH A PRIORITY DATE OF 12/31/1985
250.0 GAL/DAY
FOR SINGLE DWELLING JAN 01 THRU DEC 31

THE LOCATION TO WHICH THIS WATER RIGHT APPERTAINS IS:

LOT 7 OF THE SUBDIVISION OF GOVERNMENT LOT 11 (WITHIN THE SE1/4 NW1/4)
OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT, STATE OF ALASKA.

THE SOURCE OF WATER IS A DRILLED WELL, 48 FEET DEEP, LOCATED WITHIN
THE ABOVE DESCRIBED PARCEL OF PROPERTY.

THE CONDITIONS THAT APPLY TO THIS APPROPRIATION ARE FOUND IN ATTACH-
MENT A, ATTACHED HERETO AND MADE A PART HEREOF.

THE WATER RIGHT IS GRANTED SUBJECT TO THE PERTINENT STATUTORY
PROVISIONS IN AS 46.15, AND ADMINISTRATIVE REGULATIONS IN 11 AAC 93.

State of Alaska



Water Rights

CERTIFICATE OF APPROPRIATION

LAS

10534

THIS CERTIFICATE OF APPROPRIATION IS ISSUED BY AUTHORITY OF
AS 46.15.120 AND 11 AAC 93.130 ON April 16, 1991.

APPROVED:

Alan Janet

TITLE: Mat-Su/Copper Basin Area Manager
DIVISION OF LAND AND WATER MANAGEMENT

STATE OF ALASKA)
) SS
Third JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON April 16, 1991
BEFORE ME APPEARED Allan J. Samet, KNOWN BY
ME TO BE THE DIRECTOR OR AUTHORIZED REPRESENTATIVE OF THE DIVISION OF
LAND AND WATER MANAGEMENT, DEPARTMENT OF NATURAL RESOURCES, AND
ACKNOWLEDGED TO ME THAT THIS CERTIFICATE OF APPROPRIATION WAS VOLUN-
TARILY EXECUTED ON BEHALF OF THE STATE OF ALASKA.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: December 26, 1992

PURSUANT TO AS 46.15.160 AND APPLICABLE REGULATIONS THE CERTIFICATE
HOLDER SHALL NOTIFY THE ALASKA DIVISION OF LAND AND WATER MANAGEMENT
UPON CHANGE OF ADDRESS OR TRANSFER OF ANY REAL PROPERTY RELATED
THERE TO.

State of Alaska



Water Rights

CERTIFICATE OF APPROPRIATION

LAS

10534

ATTACHMENT A - CONDITIONS:

THE HOLDER OF THIS CERTIFICATE SHALL:

FOLLOW ACCEPTABLE ENGINEERING STANDARDS IN EXERCISING THE WATER RIGHT GRANTED BY THIS CERTIFICATE.

COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS.

GRANTOR: STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND & WATER MANAGEMENT
MAT-SU/COPPER BASIN AREA OFFICE
1830 E PARKS HIGHWAY, SUITE A-116
WASILLA, ALASKA 99687-9006

Article 7. Appeals

Section 300. Appeal to the commissioner

11 AAC 93.300. APPEAL TO THE COMMISSIONER. (a) Any person who believes that he has been aggrieved by a delegated decision or order of the commissioner may, within 30 days after the date that the decision or order was mailed or personally served, appeal to the commissioner for a modification or reversal of the decision or order.

(b) Before making a decision, the commissioner may order the taking of additional evidence or the holding of a hearing if he determines that more information is necessary to rule on the appeal or if the appellant requests permission to present further information. (Eff. 2/8/67, Register 23; am 12/29/79, Register 72)

Authority: AS 46.15.020 AS 46.15.135
AS 46.15.070(e) AS 46.15.180

11 AAC 93.910. CHANGE OF ADDRESS. (a) All applicants, permit holders, and certificate holders shall promptly notify the commissioner of any change of mailing address. Failure by an applicant or permit holder to comply with this requirement is sufficient cause for discontinuance of the water appropriation procedure under secs. 40 — 140 of this chapter and closure of the case file.

(b) Correspondence and notification sent under provisions of this chapter will be sent to the last address on file with the commissioner. (Eff. 12/29/79, Register 72)

Authority: AS 46.15.020
AS 46.15.070
AS 46.15.120

11 AAC 93.920. EXEMPTIONS. Any person using less than a significant amount of water as defined in sec. 970 of this chapter is not guilty of a misdemeanor for appropriating water without a permit. However, any person using less than a significant amount of water acquires no water right or priority unless an application is filed and a permit or certificate is issued in accordance with secs. 40 — 140 of this chapter. Water used without a permit or certificate is subject to appropriation by others and the use of water without a water right is subject to curtailment in order to supply water to lawful appropriators of record. (Eff. 2/8/67, Register 23; am 12/29/79, Register 72)

Authority: AS 46.15.020
AS 46.15.180

11 AAC 93.950. RECORDING OF INSTRUMENTS. The holder of a water right issued under this chapter shall record his certificate in the recorder's office in the district where the appropriation is located to guarantee priority against adverse claimants. (Eff. 12/29/79, Register 72; am 9/11/83, Register 87)

Authority: AS 46.15.020
AS 46.15.160
AS 46.15.170

586

11 AAC 93.960 NATURAL RESOURCES 11 AAC 93.970

11 AAC 93.960. DISCLAIMER OF LIABILITY. The State of Alaska and the department, its agents, and employees are not liable for any claims arising out of activities conducted under a letter of entry, permit, or certificate issued under this chapter by the holder or owner of it or any third party. Neither this chapter nor any letter of entry, permit, or certificate issued under it is intended as a waiver of sovereign immunity. (Eff. 12/29/79, Register 72)

Authority: AS 46.15.010
AS 46.15.020

DEPARTMENT OF NATURAL RESOURCES
REGULATIONS (IN PART) APPLICABLE
TO THIS WATER RIGHT CERTIFICATE

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF LAND AND WATER SOUTHCENTRAL REGION

WALTER J. HICKEL, GOVERNOR

MAT-SU/COPPER BASIN AREA OFFICE
1830 E. PARKS HIGHWAY, SUITE A-116
WASILLA, ALASKA 99687-9006
PHONE: (907) 376-4595

April 18, 1991

Certified: P560-621-498
Return Receipt Requested

Re: Water Rights Certificate
LAS 10534

Haaken & Ida M. Gryte
1511 L Street
Anchorage, Alaska 99501

Dear Mr. & Mrs. Gryte:

Enclosed is your certificate of appropriation entitling you to the use of public waters for beneficial purposes in the quantity and area as shown on the certificate.

This water right will continue in effect for as long as you continue your water use. See Section 46.15.140 of the enclosed Water Use Act covering "Abandonment, Forfeiture, and Reversion of Appropriations".

This water right is appurtenant to the land and will be conveyed along with title when the land is sold unless it is specifically exempted. If the water right is to be severed from the land, sold or altered substantially, the approval of the Department of Natural Resources must be acquired. See Section 46.15.160, "Transfer and Change of Appropriations".

Please note, this certificate should be recorded in the recording district in which your appropriation is located to guarantee priority against adverse claimants (11 AAC 93.950).

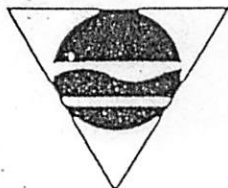
Sincerely,

Allan T. Samet
Mat-Su/Copper Basin Area Manager


By: Carol A. Compton
Natural Resource Tech II

Enclosure

CAC: jak
gryte.ltr



MAT-SU TEST LAB, INC.

Soils — Concrete — Water
Field and Laboratory Testing Services

M

P.O. Box 871868 • Wasilla, Alaska 99687 • (907) 376-3005

DRINKING WATER ANALYSIS FOR TOTAL COLIFORM BACTERIA

APPLICANT INFORMATION

Name: HAAKEN GRYTE Phone: 272-1846
Mailing Address: 1511 L ST. ANCHORAGE ALASKA 99501

SAMPLE INFORMATION

Legal Description: Lot 7 Sheppards Island Big LAKE State I D. No. _____
Date Collected: APRIL 15 Time Collected: 8:00 AM Collected By: Haaken
Sample Type: ☒ Routine ☐ Check Sample ☐ Treated ☒ Untreated

THIS SECTION TO BE COMPLETED BY LAB

ANALYSIS RESULTS

- ☒ Satisfactory
☐ Unsatisfactory
☐ Sample Rejected: over 48 hours in transit. Please Resample.

Final Membrane Filter Results: 0 Colonies/100ml
No. of Positive Tubes from five 10 ml Portions: NA; MPN: NA per 100 ml
Date Analysis Completed: 4-16-86 Reported By: B. Quetsch

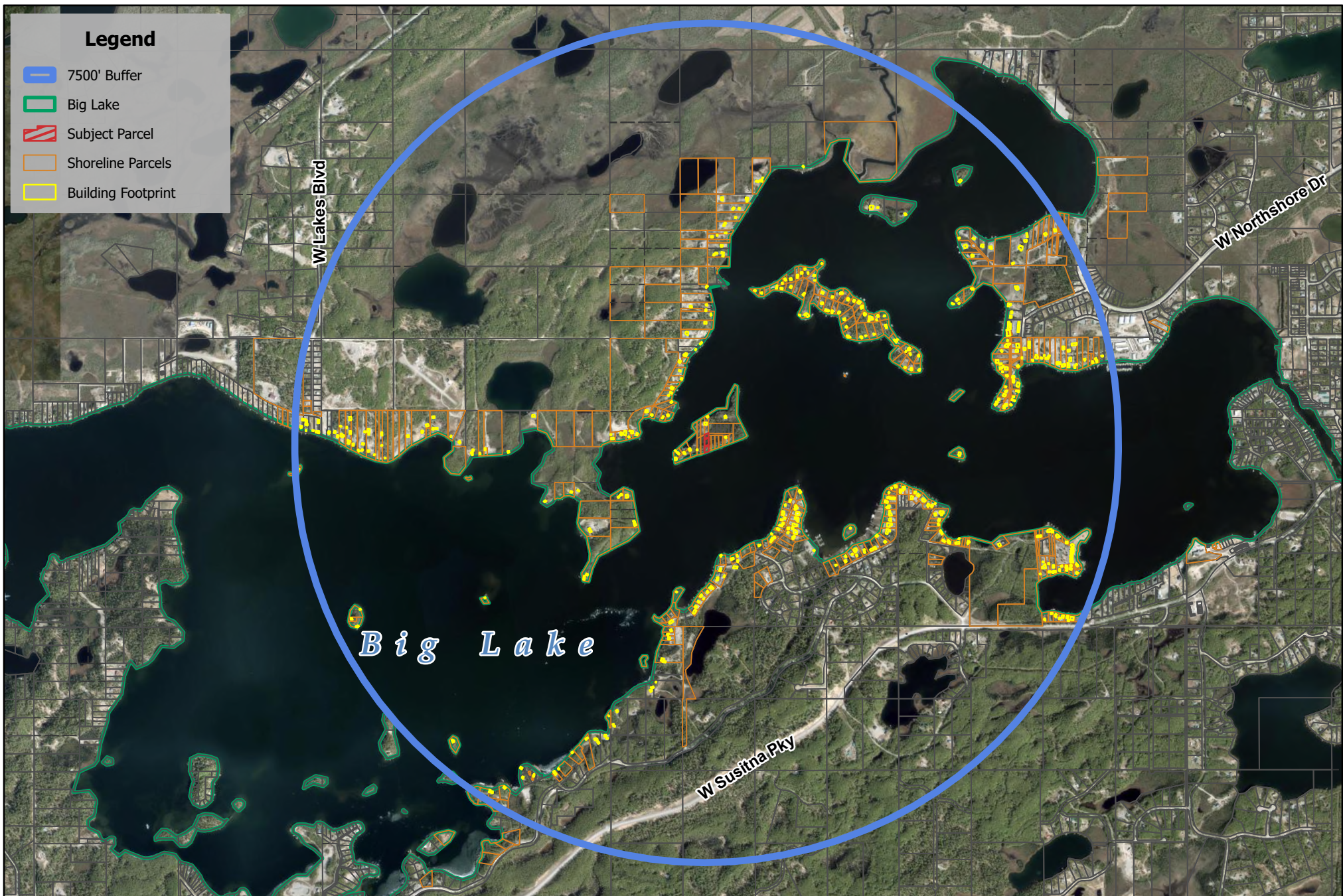
MICROBIOLOGY LABORATORY RECORD-COLIFORM ANALYSIS

Date Received: 4-15-86 Time Received: 9:20 am Lab Number: 840895
Date Test Started: 4-15-86 Time Test Started: 1045 Analyst: CRA

TEST METHOD	TEST RESULTS						DATE/TIME/ANALYST
Membrane Filter (MF)	Direct Count: <u>0</u> Colonies/100 ml						4-16-86 1515 BCP
	Verification: LTB _____, BGB _____						
Presumptive (LTB)	Tube #						
	24 Hr.						
	48 Hr.						
Confirmatory (BGB)	Tube #						
	24 Hr.						
	48 Hr.						
Completed Tested	Plate #						
	EMB 24 Hr.						
	Tube #						
	LTB 48 Hr.						

REFER TO BACK SIDE FOR INSTRUCTIONS

Photos



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MSB Information Technology/GIS
February 28, 2025



627000L007 Variance Project

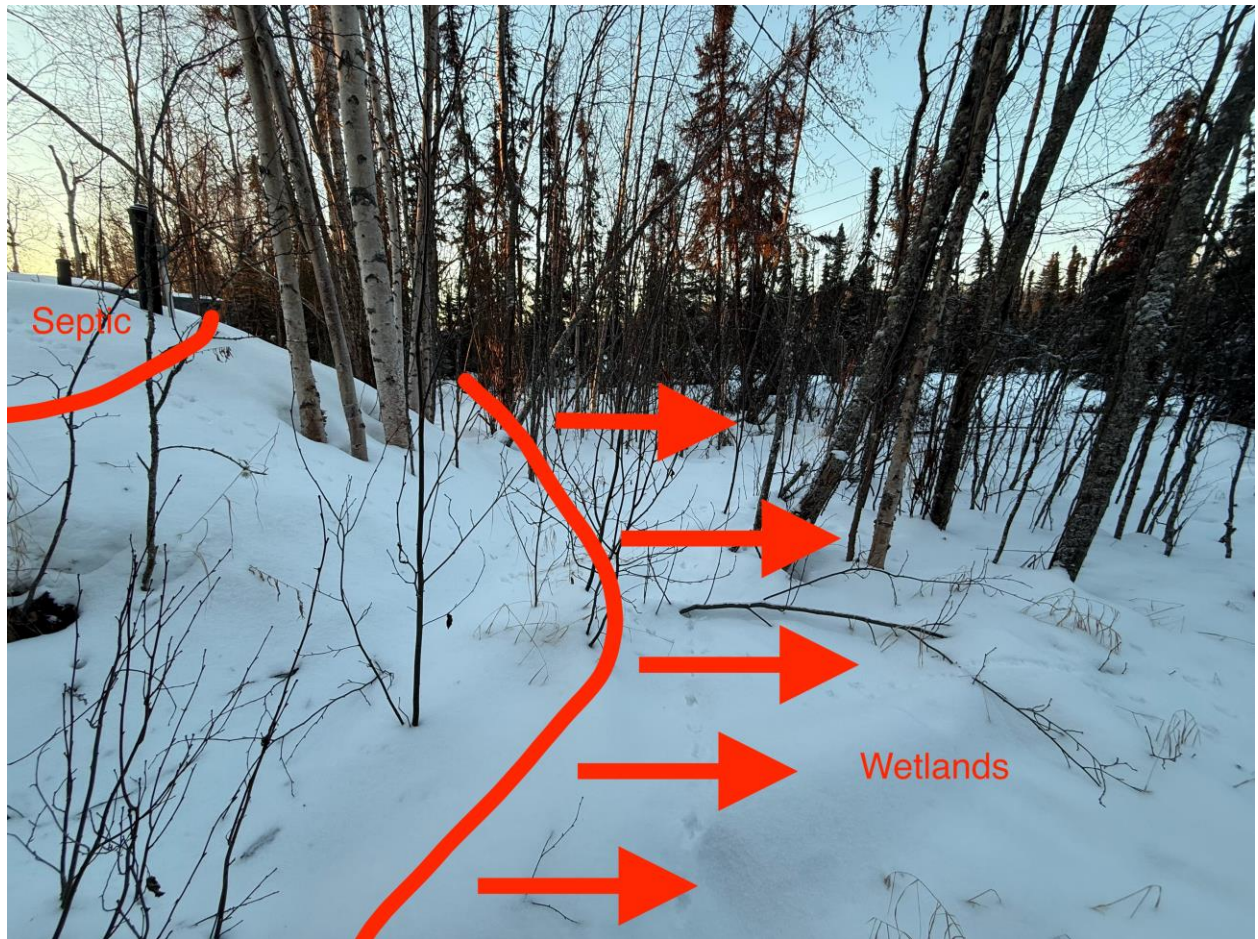


0 1,000 Feet



**Lot 7,
My Lot**

Lot 7-B





Lot 7-B

Lot 7,
My Lot





Lot 6

Lot 7,
My Lot

