

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Individuals with disabilities requiring reasonable accommodation to participate in a Planning Commission meeting should contact the Borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.

MINUTES

April 27, 2026

Commissioner Allen: I was happy to enjoy the last day of Skeetawk being open yesterday. I want to send a shout out and a thank you to the good people at Skeetawk they have been a great asset to this borough and they've provided a wonderful service to tons of kids and old people like me. Now that the mountain is closed the snow can also stop and the sun can come out and I think we can all say we are ready to move on to summer. Thanks for a great meeting have a great night and we will see you next time.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:38 p.m.

RICHARD ALLEN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. 26-05

A Conditional Use Permit In Accordance With MSB 17.30 - Conditional Use Permit For Earth Materials Extraction Activities To Extract Approximately 360,000 Cubic Yards Of Gravel Over 10 Years Located At 20254 West Susitna Parkway (Tax ID#16N04W03A009), Within Township 16 North, Range 4 West, Section 3, Seward Meridian.

Staff: Rick Benedict, Current Planner

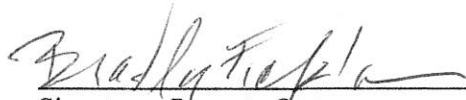
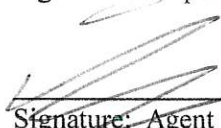
Public Hearing Date: May 18, 2026

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 may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to operators on this property, and to the buyer when I sell the land. Additionally, I agree to comply with MSB 17.30.120, Transfer of Conditional Use Permit, in the event this permit is transferred to a subsequent property owner.

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, and at other times necessary to monitor compliance.

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

	Bradley Ficklin Sr	4-7-23
Signature: Property Owner	Printed Name	Date
	Bryan Ficklin	4-7-23
Signature: Agent	Printed Name	Date

From: [Bryan Ficklin](#)
To: [Rick Benedict](#); [Rick Antonio](#)
Subject: Ficklin Gravel Products
Date: Thursday, May 22, 2025 12:44:44 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Rick,

We are going to have Rick Antonio handle all of the remaining extensions and additional permitting for Ficklin Gravel Products located at 20254 W Susitna Parkway. Feel free to reach out to us if you need anything.

Thank you,

Bryan Ficklin

Contact Information

Phone: 907-376-9109

Fax: 907-376-9108

Mailing Address:

P.O. Box 521281

Big Lake, AK 99652

From: [Rick Antonio](#)
To: [Rick Benedict](#)
Cc: [Bryan Ficklin](#)
Subject: Re: Ficklin Gravel Permit 20254 W. Susitna Parkway
Date: Sunday, February 22, 2026 8:40:47 PM
Attachments: [Ficklin Gravel Appendix A 2-22-26.pdf](#)
[DNR Reclamation Plan Attachment.pdf](#)
[Revision Notes 2-22-26.docx](#)
[Ficklin Gravel Memo 8-23-2023.pdf](#)
[reclamation_infographic.png](#)
[Infographic_1_overall.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Thank you for the comments. Please find the attached revised narrative, reclamation plan, and additional attachments, including infographics, for your review.

I have also included my notes for the revisions to Appendix A for your convenience. Please let us know if any further information is needed to move forward.

Regards,

Rick Antonio
907-841-5815

On Wed, Feb 11, 2026 at 3:30 PM Rick Benedict <rick.benedict@matsugov.us> wrote:

Rick,

I've had the opportunity to review the updated materials provided on January 21st and February 9th. Based on that review, attached is a request for additional information.

Let me know if you have any questions.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Rick Antonio <streamlinealaska@gmail.com>
Sent: Monday, February 9, 2026 7:35 AM
To: Rick Benedict <rick.benedict@matsugov.us>
Cc: Bryan Ficklin <bficklin@ficklinllc.com>
Subject: Re: Ficklin Gravel Permit 20254 W. Susitna Parkway

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick,

Thank you for the update. Please find the site plan with phases and notes, the grading map, and the section drawings attached for your review.

We look forward to moving forward with the process.

Best regards,

Rick Antonio
907-841-5815

On Thu, Feb 5, 2026 at 11:35 AM Rick Benedict <rick.benedict@matsugov.us> wrote:

Rick,

I was out yesterday and unable to respond. I began reviewing the updated submittals on Tuesday.

Off the bat, the January 21st narrative mentioned a site plan with phases and notes, a grading map, and section drawings. However, these items were not included as attachments in your email.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Rick Antonio <streamlinealaska@gmail.com>

Sent: Wednesday, February 4, 2026 11:06 AM

To: Rick Benedict <rick.benedict@matsugov.us>

Cc: Bryan Ficklin <bficklin@ficklinllc.com>

Subject: Re: Ficklin Gravel Permit 20254 W. Susitna Parkway

[**EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.**]

Rick,

I hope all is well.

I know you are probably busy but was wondering if if you had gotten to look at the permit application.

Even if it's not a complete review if you see anything we should be working on please let us know.

Thanks,

Rick Antonio 907-841-5815

On Wed, Jan 21, 2026, 10:27 AM Rick Benedict <rick.benedict@matsugov.us> wrote:

Good morning Rick,

Received the updated materials. I'll conduct a review as soon as possible. Afterwards, a meeting sounds like a good plan to clear up any outliers that may arise.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Rick Antonio <streamlinealaska@gmail.com>

Sent: Wednesday, January 21, 2026 7:46 AM

To: Rick Benedict <rick.benedict@matsugov.us>

Subject: Ficklin Gravel Permit [20254 W. Susitna Parkway](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear Mr Benedict,

Please find the attached submittal package regarding the conditional use permit for gravel extraction at [20294 W. Susitna Parkway](#).

The included documents contain the necessary information required for the application process. Please let me know if any additional details or clarifications are needed to move forward with the review.

I hope that the revised narrative and drawings satisfy all the requirements from your Nov. 12 2024 RFAI.

Upon initial review, if you think a meeting would be beneficial, please reach out.

Thank you for your assistance.

Best regards,

Rick Antonio

907-841-5815

Appendix A

Ficklin Gravel
West Susitna Parkway Development
MSB Conditional Use Permit
Earth Material Extraction

Ficklin Gravel Products, LLC
Rick Antonio, Contact Agent
907-841-5815
Streamlinealaska@gmail.com

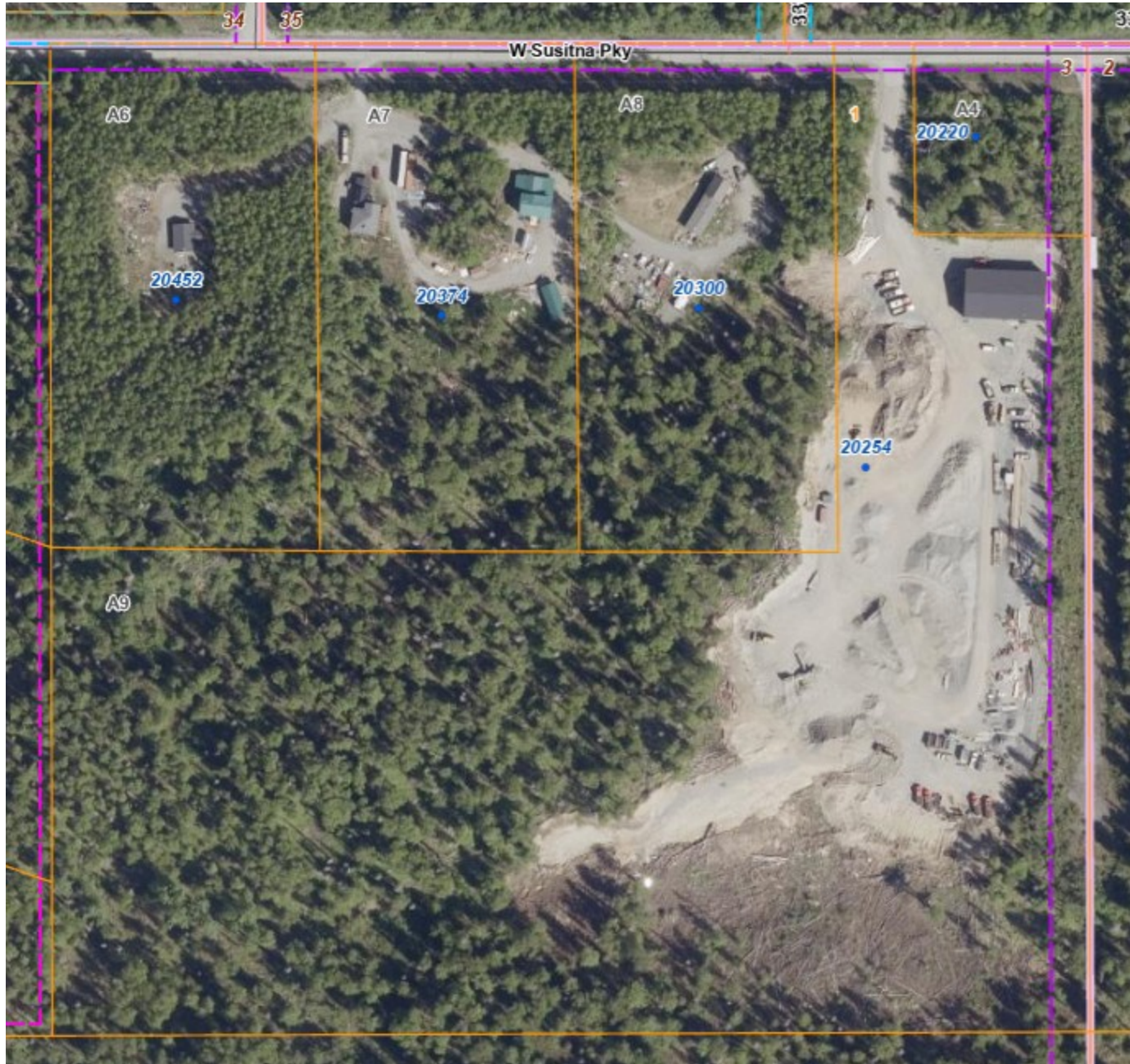
- e. Areas of visual screening are depicted on the site plan and visible as cut slopes on the section drawings. There is no intention of creating an additional berms to the north, west, and south as topography and existing vegetation create a natural barrier. If the adjacent land has a change in use that is not compatible, accommodation will be made to adjust screening measures.
- f. Noise mitigation will be achieved by the same means as the visual screening. Nuisance mitigation will be on the northern boundary of the parcel along West Susitna Parkway. (As depicted on Site Map and Sections G1,G2) Mufflers will be on all equipment and noise-producing equipment will have limited hours of operation. Hours of operation will support the adherence to the limits set by code.
- g. Lighting is not anticipated. If lighting becomes necessary, downward directional shielded lights will be utilized. All lighting will also be aimed into the project site and arranged behind cut slopes as not to create a nuisance to the residential area.
- h. It is explicitly confirmed that no asphalt or concrete batch plant is proposed for this operation
- i. Reserved (additional Requirements)

10. Additional Documentation

- a. Mining Permit as required by the Alaska State Department of Natural Resources
 - i. Gravel extraction is not taking place on state land. State Statute does not consider sand and gravel as “mining”. No mining permit is required.
- b. Reclamation Plan application is pending as required by ADNDR, pursuant to AS 27.19 Letter of Intent (LOI) is pending with Alaska DNR as of 2/22/2026.
- c. Notice of Intent for DEC construction general permit (CGP) or Multi-Sector General Permit (MSGP)
 - i. These activities do not meet the threshold for coverage under the APDES. (This has been certified by a current Alaska Certified Erosion & Sediment Control Lead (AK-CESCL) and Professional Engineer. See Attached WOTUS memo
- d. United States Army Corps of Engineers (USACE) permit
 - i. Permit not applicable as there is no development in wetlands, lakes, or streams within the subject property.
- e. Other applicable permits
 - i. High-volume driveway permit approved by MSB

Attachments:

Updated Site Plan (Phases and Notes)
Grading Map and Section Drawings (G1-3)
Land Use Map w/ Wetlands
WOTUS Memo (AKCGP exemption)
DNR Reclamation Plan
Scale house details
Building Modification Photos



From: [Bryan Ficklin](#)
To: [Rick Benedict](#)
Subject: Ficklin exemption
Date: Thursday, August 31, 2023 3:49:25 PM
Attachments: [Ficklin Gravel Memo 8-23-2023.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Rick, please find the exemption. I'm sorry I thought you had this almost a month ago it's been sitting in my file again I apologize also, I am going to be paving the apron this coming week. We're going to be installing it tomorrow for an up-and-coming hall we're trying to get 100% in compliance this week.

If you should have any questions please feel free to contact us via email or phone at [907-892-9109](tel:907-892-9109).

Thank you,

Bryan Ficklin
Owner/Operator



Physical Address:

2790 e lakeveiw dr
wasilla Ak 99654

Phone: [907.376.9109](tel:907.376.9109)

Fax: [907-892-9110](tel:907-892-9110)

Mailing Address:

[P.O. Box 521281](#)

[Big Lake, AK 99652](#)

To: Ficklin Gravel
Bryan Ficklin <b ficklin@ficklinllc.com>

Date: 8-23-2023

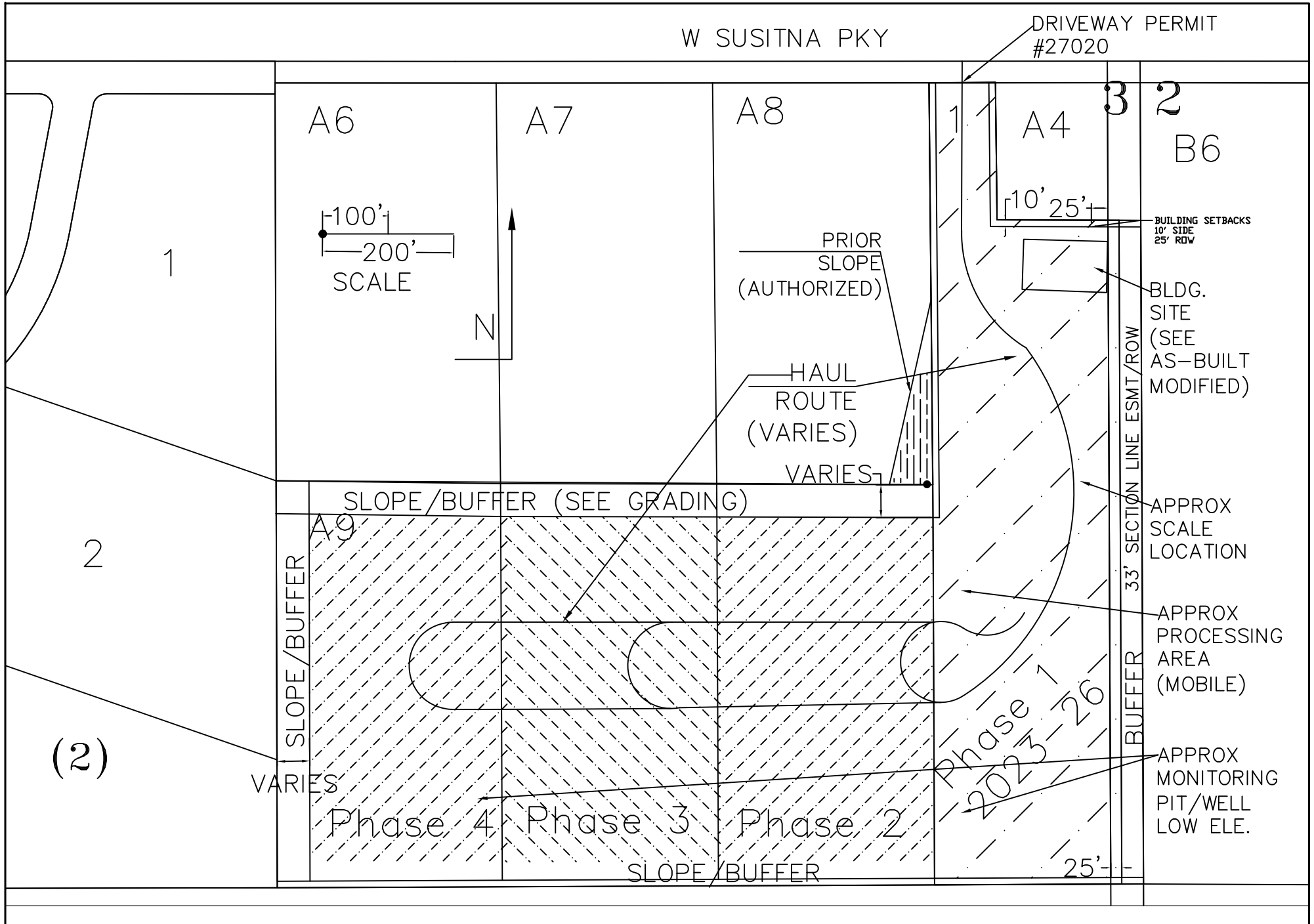
Subject: Multi Sector General Permit Evaluation
20254 W. Susitna Parkway (Ficklin Gravel)

MEMORANDUM

Mr. Ficklin,

You have requested that I review the applicability of the Alaska DEC Multi-Sector General Permit for your proposed gravel pit located at 20254 W. Susitna Parkway, Big Lake Alaska, shown below.





5. Reclamation Measures & Equipment

- **Measures:** Techniques include topsoil redistribution, track-walking for erosion control, and seeding with certified weed-free native species to achieve **60% live plant cover**.
 - **Cleanup:** All junk vehicles, equipment, fuel tanks, and general debris will be removed or properly disposed of at closure.
 - **Equipment:** The operation will utilize a wheel loader (Cat 930+), excavator with hydraulic thumb (Cat 318+), dozers, and a hydro-seed rig.
-

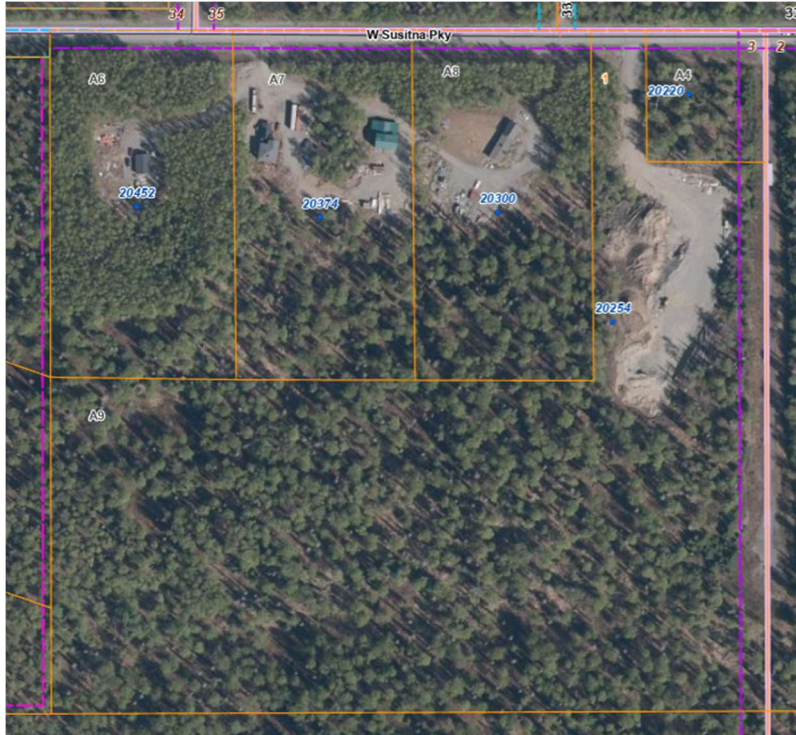


Figure 1 2022 Conditions

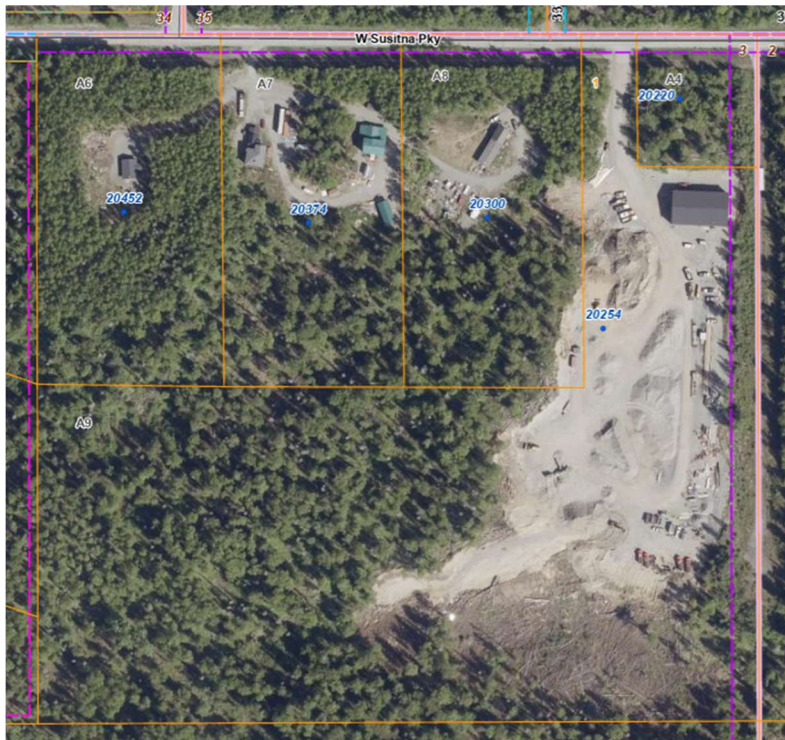


Figure 2 2025 Conditions



Figure 3 Phase 1 West Boundary Aug '25



Figure 4 Phase 1 East Boundary Nov '25

From: [Rick Antonio](#)
To: [Rick Benedict](#)
Subject: Fwd: Fw: Ficklin Construction - pictures
Date: Tuesday, March 17, 2026 9:07:22 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Please see more current photos. The exterior work will start soon.

Best regards,

Rick Antonio

----- Forwarded message -----

From: Jaylene Thompson <jthompson@ficklinllc.com>
Date: Mon, Mar 16, 2026, 1:19 PM
Subject: Fw: Ficklin Construction - pictures
To: Rick Antonio <streamlinealaska@gmail.com>
Cc: Jaylene Thompson <jthompson@ficklinllc.com>

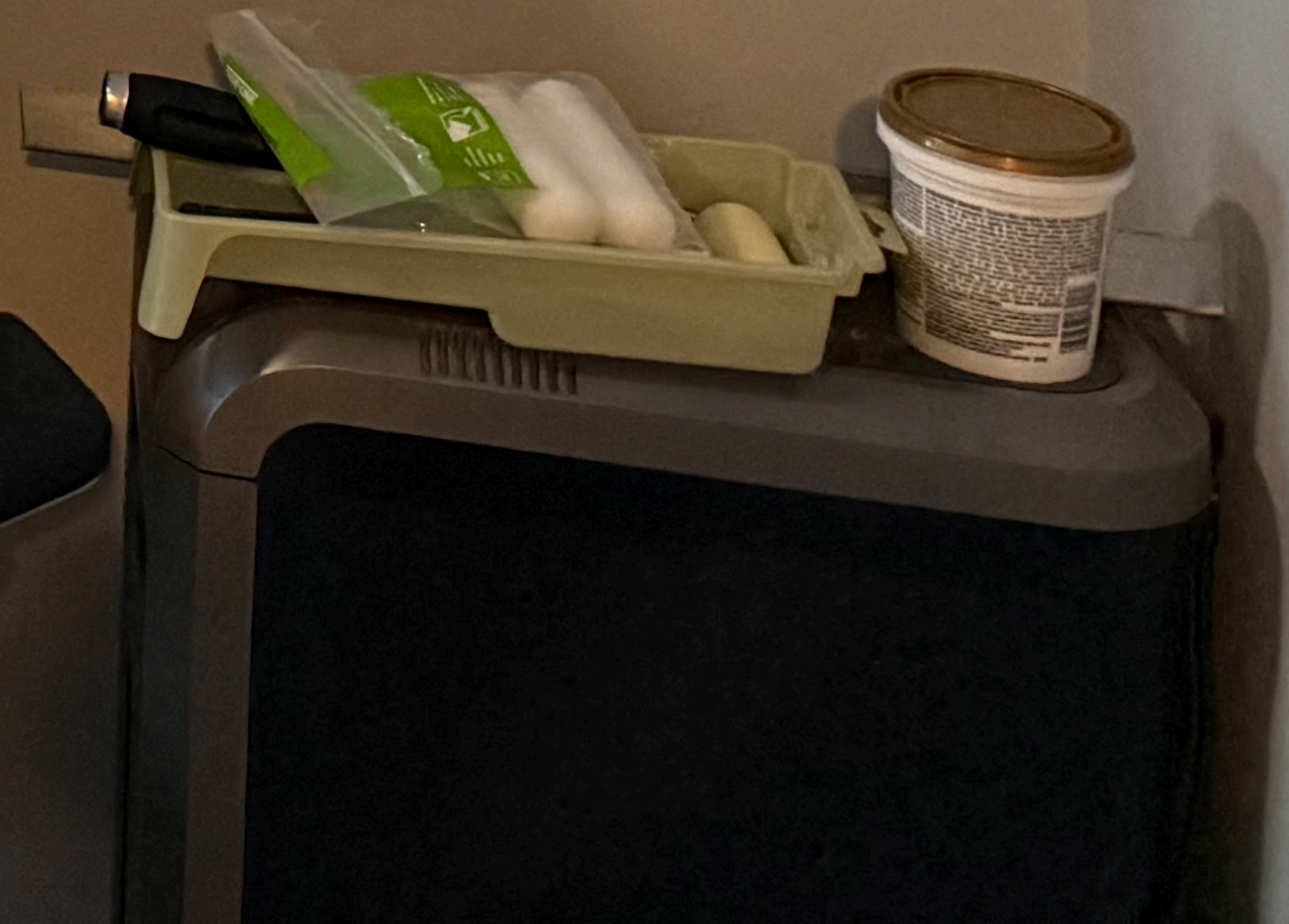
Hello Rick,

This are updated as of today. Painting tomorrow.

Thank you,
Jaylene

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ESC
BIRCHWOOD



ESC
BIRCHWOOD



INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE

Resolution No. 26-07

A variance in accordance with MSB 17.65 - Variance. Paul and Elizabeth Knecht, property owners, have applied for a variance under MSB 17.65 for a parcel located on Middle Caswell Lake, Alaska Tax ID# 6070000L1051.

Staff: Rebecca Skjothaug, Current Planner

Public Hearing Date: May 18, 2026

Staff Report

Maps

Application

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.

	<i>Knecht, Paul</i>	<i>8-18-25</i>
Signature: Property Owner	Printed Name	Date

Signature: Agent	Printed Name	Date
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Variance Request

Informational Note: This structure will be set on driven pile.

Part 1: 17.65020

1. The unusual circumstance is the shape of the lot which requires a structure of livable size to be built in proximity of the lake. The lot being pie shaped leaves only the front 1/3rd of the lot buildable which will put the proposed structure 32' +/- from the edge of the bank- see survey. We are requesting a variance to build on the site as proposed in the design survey site plan attached.
2. Multiple sites in the subdivision have been granted variances for the same reason stated in the requirement number – MSB- 17.55.020 including the lot to the east (Lot 1052a) and (Lot 1055).
3. Granting of the variance does not affect any nearby property and we have communicated consistently with the neighbor to the lots to either side to determine best placement of our build site to maintain harmony with other structures in the cul-de- sac. Structure does not create any public welfare issues.
4. We affirm that the variance is in harmony with the objectives of this title and plan.
5. The variance will comply with section 5 and will be only the minimum required for the intended use as shown in the site plan.

Part 2: 17.65.030

1. The special conditions of original subdividing and shape of the lot were not created by the applicant.
2. No land use restrictions apply to this lot for the purpose of building the proposed structure.
3. The variance is sought to make the lot buildable. There is no alternative placement for the structure on this lot were a variance would not be required. Therefore this variance is not for convenience.

Caswell Lakes Subdivision Lot 1051 Plat #2011-86

49564 Lure Circle

Description

A variance from MSB 17.55 is being applied for and is specifically described.

Provide a detailed written description as to why the variance is required.

Paul and Elizabeth Knecht are seeking a variance for lot Caswell Lakes Subdivision Lot 1051 Plat #2011-86 also identified as **49564 Lure Circle**.

As stated in Chapter 17.55: Setbacks and Screening Easements:

17.55.010 SETBACKS (A) No structure or building line shall be placed within 25 feet from the

right-of-way line of any public right-of-way, except no furthest protruding portion of any structure shall be placed within ten feet from the right-of-way line of any public right-of-way when the pre-existing lot:

(1) measures 60 feet or less in frontage on a public right-of-way, and is not located on a culde-

sac bulb; or

(2) comprises a nonconforming structure erected prior to July 3, 1973. This setback shall be known as the structure or building line setback.

17.55.020 SETBACKS FOR SHORELANDS, (A) Except as provided in subsection (B) of this section, no structure or footing shall be located closer than 75 feet from the ordinary high water

mark of a body of water. Except as provided otherwise, eaves may project three feet into the required setback area.

The property at its widest point (From Lake to culdesac) is 90 feet, this prevents us from meeting the current building setback requirements of 75 feet from the lake and the 25 feet setback to the public right-of-way on the culdesac.

If we are unable to acquire a variance, the property is unbuildable with current set back requirements (75' from lake edge, 25' from the road, Utility easement, and 10' from property lines.)

Paul and Elizabeht Knecht have worked closely with R&K Land Surveying to verify accuracy of proposed structure location, lot lines, ROW, and Lake edge.

Drawings:

Attached.

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. Include information such as physical surroundings, shape or topographical conditions of the property which would support the granting of a variance.

1. What unusual conditions or circumstances apply to the property for which the variance is sought?

This small piece of property does not allow development on the property to meet current setback requirements. The property is 0.39 acres (13,940 square feet) and its unique shape only provides a depth of 90 feet at its widest point. The property is oddly shaped due to the original subdividing that took place prior to current setback requirements. This pie shape leaves no buildable area that meets the 75' setback requirement. The lot is marshy to the NE side and further to the west. The property is relatively level with the proposed site being on the lower elevation. This is the only place on the property that does not interfere with current use and obligations to neighboring properties. Please see attached survey for a detailed overview of the dimensions and attached markup of current use and requirements.

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.

If we are unable to obtain a variance, the property is unbuildable. Other properties along the lake including the property directly to the north have either been grandfathered into existing structures or have been required to obtain the same variance that is being requested.

Paul Knecht inherited this property from his father, and it is our hope that we can build a recreational cabin for our family to enjoy and continue traditions that have become a

seasonal part of ours, our children, grandchildren and greater families summer activities for years to come.

The property is located on a quiet part of the lake that is not used by the majority of people using the lake as it is in the shallow and marshy portion of the lake. Lure circle provides direct access to the property. All of the properties on Lure Circle are used on a recreational basis.

We would like to build in the area specified by the site plan to maintain setback from the culdesac, Maintain the Access that the neighbor to the south uses for his trailers, and maintain harmony in the small community that circles the culdesac. Neighbors use the culdesac to turn their large motorhomes and trailers around and parking in the culdesac is a source of frustration for the people that own the lots bordering the culdesac.

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

Currently this property is used as a camping site by multiple members of our immediate and extended family.

By allowing the variance we will, create an attractive, safe and welcoming addition to the Caswell Lake community. The placement of the cabin is intended to save the only beautiful birch trees remaining on the lot and maintain the required distance from neighboring properties. The cabin will be completed with materials that enhance the quality of the neighborhood and will not interfere with any of the accepted uses of the lake or neighboring properties. This is a small cabin that is significantly smaller than many other properties on the lake and will not be a commanding presence. See attached construction drawings for dimensions.

As many trees as possible will remain on the property to maintain harmony with the surrounding forest. Soil will not be disturbed via the method of construction (driven Pile). The current 32' (at narrowest portion) of undisturbed natural vegetation will be maintained in a natural state allowing for natural protection of the bank. Once construction is completed, all excess construction materials will be removed from the property and indigenous plants will be planted throughout the site. The appearance of the lot will be neat and tidy. Other properties on the lake have clear cut to the waters edge and filled in portions of the lake. This will not happen on this property. Other neighbors have cleared significant swathes to accommodate parking and driveway access to the lake and we are asking to maintain our current access similar to what our neighbors enjoy.

We do understand that during the building process we may have an impact on our neighbors. We will be accommodating and provide updates and schedules of building

plans and progress updates as we have been neighbors and friends for decades. We will be respectful of construction hours and noise levels during the building process. Once construction is complete, there will not be any negative effect on our neighbors. In fact, we believe having a new construction cabin that is maintained and well cared for will only be a positive addition to the neighbors and surrounding area. As we have assisted in the construction and maintenance of both neighbors, they in fact intend to assist and provide input during the construction phase. Knowledge of the need for the variance was provided by one such neighbor.

It is our intent based on the Voluntary Best Management Practices for Development Around Waterbodies that we will maintain the natural shoreline and preserve a buffer of continuous, undisturbed native vegetation along the shoreline. The property has significant shoreline and we do not plan on doing any construction or removal along the natural buffer.

While we are asking for an exception to the rules, we ultimately want to build a cabin for our family to enjoy. We do not, in any way, foresee granting this variance to be injurious to nearby property, nor harmful to the public welfare.

Granting this variance will be beneficial to the overall beauty and public welfare of both neighbors and the larger Caswell Lakes community.

4. How will the granting of the variance be in harmony with the objectives of this title and any applicable comprehensive plans?

It is our intent to be respectful to the vegetation, lake and animals/fish by keeping our footprint small, using the cabin

on a recreational basis only, and teaching our grand children (as we taught our children) how to be respectful of the land and lake.

Granting this variance aligns in harmony with a vision where development allows use of land and supports the overall success of the community. We will efficiently

construct a one-bedroom, one-bathroom recreational cabin with covered porches to allow for enjoyment of the natural beauty of the lake and surrounding marsh. We are dedicated to taking necessary precautions to ensure safety and well-being during the construction phase, but this project goes much beyond that. This variance will allow for us to maintain the property and contribute to the charm and use of Caswell Lake #3 for many years to come. It not only provides a location for our family to gather and enjoy the many benefits Alaska offers, but also contributes to the overall success of the local community. We

believe this variance should be supported by improving available land, increasing community involvement, and providing financially to the Matanuska Susitna Borough.

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.

The desired cabin is Small by standards of the surrounding properties. It is our goal to keep the cabin small and efficient, and we've placed it as far back from the lake as possible. With the 10-foot property line setback, the 25' ROW setback, and the 10' utility easement, as well as the access and driveway, we have 32' feet from the cabin to the lake.

We understand the numerous limitations to our property and appreciate your consideration of allowing us to build this proposed cabin. With approval, we will

build a two-story cabin (similar to adjoining properties) with one loft bedrooms and one bathroom. We do not plan to build a large or obstructive building and there will not be a garage. (Area below cabin will be used for storage of kayaks and paddle boards. We understand that our property has limitations and have designed a small cabin to best accommodate the property restrictions.

A variance may not be granted if any of the conditions listed below are true. Explain why

each condition is not applicable to this application.

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

The lot was subdivided prior to the 75' setback requirement and was inherited from the owners Father. The shape and size of the lot require a variance to be buildable. Planned site was chosen to minimize disturbance, keep happy neighbours and allow for use enjoyed by other properties in the vicinity.

The property is small and does not allow new development to meet setback requirements. At its greatest width the property is 90 feet, requiring a variance. We wish this property met setback

requirements and respectfully ask for your consideration with this variance. I do understand that we have mentioned numerous times the property width and shape but it is the sole limitation to our proposed use of the property.

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

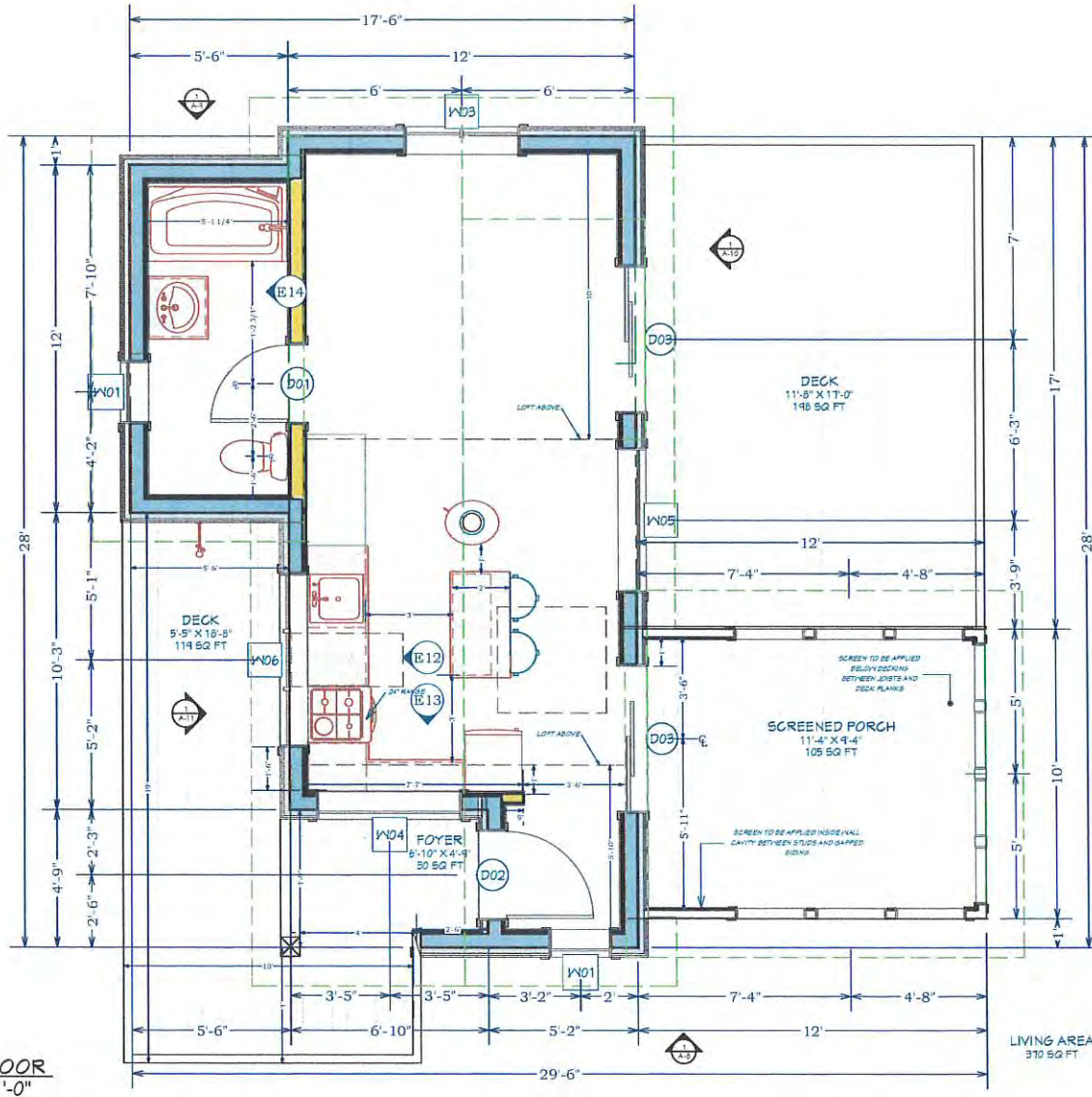
We'd like to build at 49564 Lure Circle. Building is adequately allowed, and we are taking all necessary steps to build within regulations, We are seeking a variance solely for the depth of our property not meeting the 75-foot building setback requirement and the 25' ROW setback requirement.

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

The variance is sought solely for the dimensions of our property. We wish we were able to conform to all setback requirements and could avoid having to ask for an exception.

Thank you for reviewing this application and your time dedicated to this request.

Paul and Elizabeth Knecht



MAIN FLOOR
1/4" = 1'-0"

DESIGN BY:



RavenHouse Design
ONTARIO, CA
@ravenhouse_cabnco

SPECIFICATIONS AND AMENITIES MENTIONED IN THIS DOCUMENT ARE ONLY REPRESENTATIONAL AND INFORMATIVE. ANY RENDERINGS, TECHNICAL DRAWINGS AND PLANS SHOWN IN THIS DOCUMENT REPRESENT A DRAFTSPERSON'S INTERPRETATION AND MAY NOT COMPLY TO LOCAL REQUIREMENTS. IF THE BUILDER AND/OR DEVELOPER OF THIS DOCUMENT REQUIRES ANY FORM OF ACCREDITATION OR THIRD PARTY APPROVALS IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR THE DEVELOPER TO OBTAIN SUCH DOCUMENTATION PRIOR TO BEGINNING ANY WORK. ALL DIMENSIONS IN THIS DOCUMENT MAY VARY DUE TO CONSTRUCTION CONTINGENCIES AND SITE CONDITIONS. LIGHHOUSE DRAFTING & DESIGN ACKNOWLEDGES THAT THE SOLE INTENT OF THIS DOCUMENT IS TO PROVIDE VISUAL REPRESENTATION OF RESIDENTIAL STRUCTURES PRIOR TO THE BUILDER AND/OR DEVELOPER OBTAINING REQUIRED DOCUMENTATION AND DRAWINGS APPROVED BY AN ACCREDITED ENGINEER OR ARCHITECT WITH A VALID LICENSE TO PRACTICE IN THEIR RESPECTIVE PROVINCE OR TERRITORY. THESE DRAWINGS ARE THE PROPERTY OF LIGHHOUSE DRAFTING & DESIGN AS WELL AS RAVENHOUSE CABIN CO. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE. REPRODUCTION OR RESALE OF THESE DRAWINGS IS PROHIBITED WITHOUT THE AUTHORIZATION OF LIGHHOUSE DRAFTING & DESIGN AND/OR RAVENHOUSE CABIN CO.

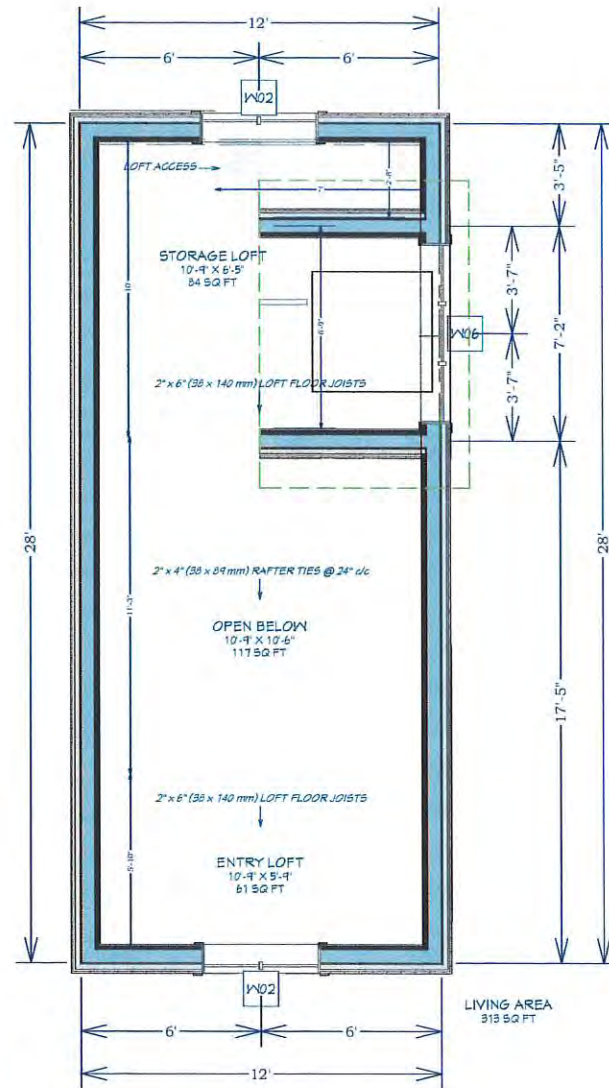
DRAFTING BY:
Lighthouse
Drafting & Design
lighthousecabnc@gmail.com

SHEET TITLE
MAIN FLOOR

PROJECT DESCRIPTION
RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
03-Oct-2022
SCALE:
AS NOTED
SHEET:
A-2



LOFT PLAN
 1/4" = 1'-0"

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 ONTARIO, CA
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SHEET TITLE
LOFT FLOOR

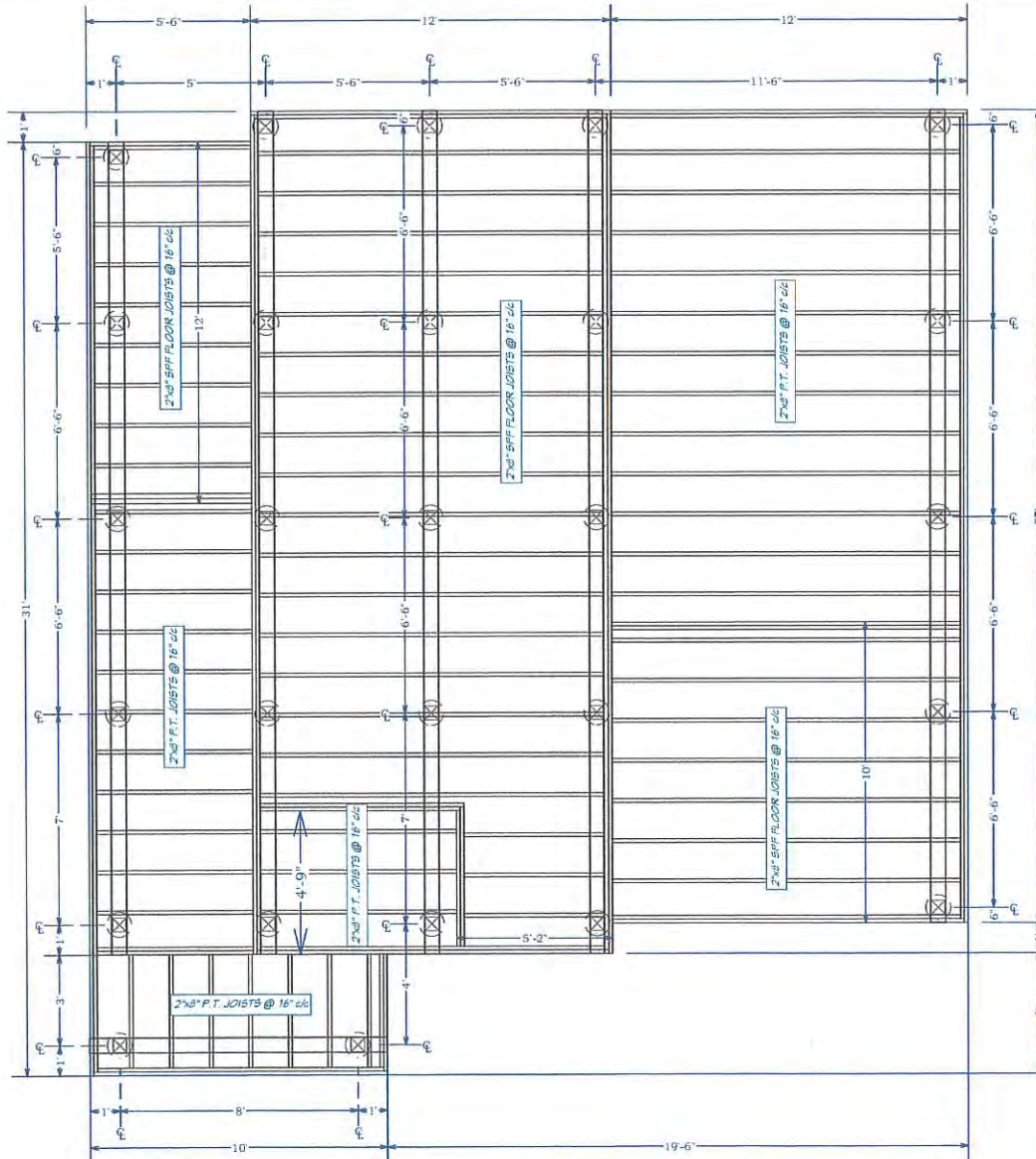
PROJECT DESCRIPTION:
Ravenhouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
03-Oct-2022

SCALE:
AS NOTED

SHEET:
A-3




FOUNDATION PLAN
 1/4" = 1'-0"



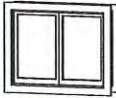


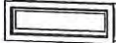



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DESIGN BY:



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 ONTARIO, CA
 @ravenhouse.cabhco

 DRAFTING BY Lighthouse Drafting & Design lighthouseintern@gmail.com																												
SHEET TITLE																												
PROJECT DESCRIPTION RavenHouse OG + Bath																												
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NO.	DESCRIPTION	BY	DATE																									
DATE: 03-Oct-2022																												
SCALE: AS NOTED																												
SHEET: A-4																												

WINDOW SCHEDULE					EXT DOOR SCHEDULE				
3D PERSPECTIVE	NUMBER	QTY	WIDTH	HEIGHT	3D PERSPECTIVE	NUMBER	QTY	WIDTH	HEIGHT
	W01	2	26 "	72 "		D02	1	36 "	80 "
	W02	2	47 "	36 "		D03	2	60 "	80 "
	W03	1	48 "	72 "	INT DOOR SCHEDULE				
	W04	1	60 "	16 "		D01	1	32 "	80 "
	W05	1	60 "	72 "	SKYLIGHT SCHEDULE VELUX VCM- 4646 (MAIN STORAGE LOFT) VELUX FS-506 (RIGHT ELEVATION ABOVE SCREEN PORCH) VELUX FS-D06 (LEFT ELEVATION ABOVE KITCHEN & IN BATHROOM)				
	W06	2	72 "	36 "					

DESIGN BY:

RavenHouse Design
ONTARIO, CA
@ravenhouse.cabinco

DRAFTING BY:
Lighthouse
 Drafting & Design
lighthousecabinco@gmail.com

SHEET TITLE
WINDOW AND DOOR SCHEDULE

PROJECT DESCRIPTION:
RavenHouse OG + Bath

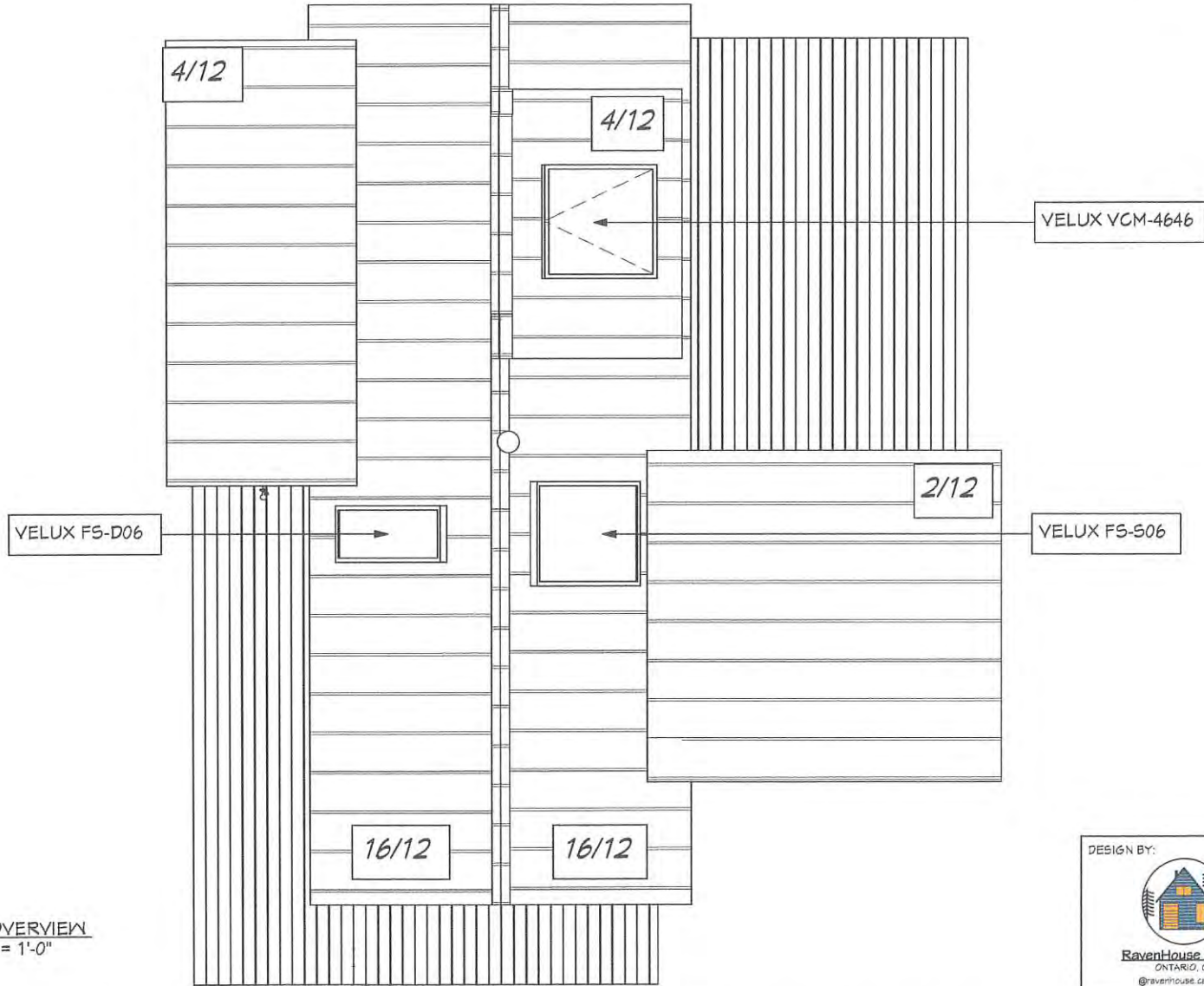
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03-Oct-2022

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A-5

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ROOF OVERVIEW
 1/4" = 1'-0"

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SHEET TITLE
 ROOF OVERVIEW

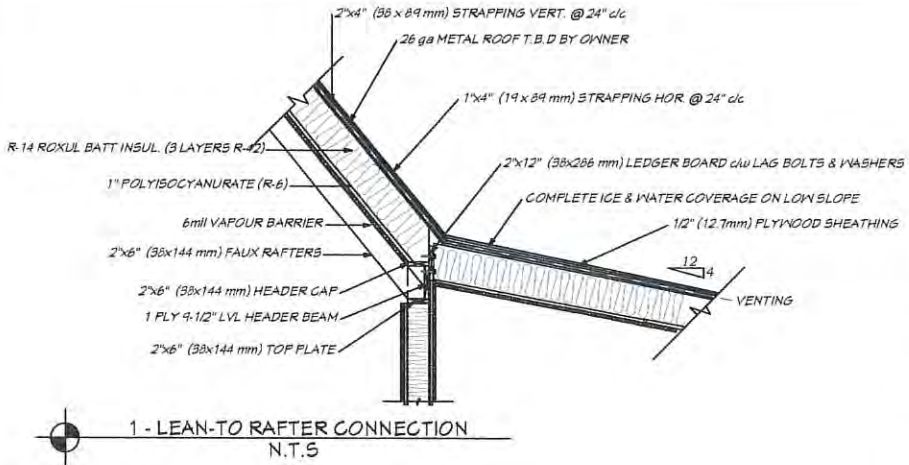
PROJECT DESCRIPTION:
 RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

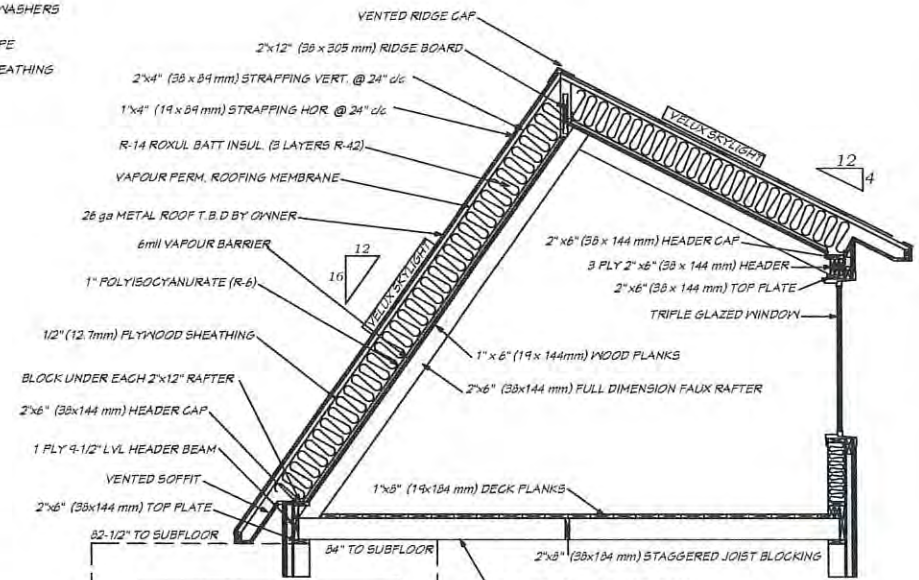
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SCALE:
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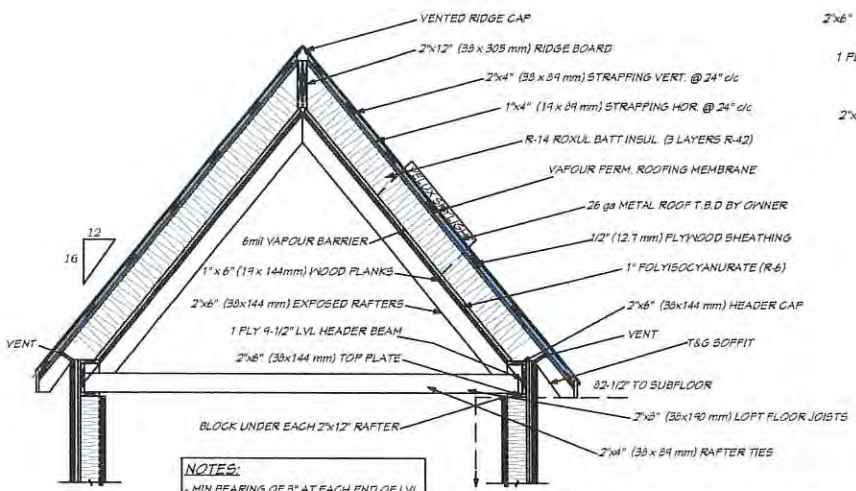
SHEET:
A-6



1 - LEAN-TO RAFTER CONNECTION
 N.T.S



2 - DORMER DETAILS
 N.T.S



3 - MAIN RAFTER COMPONENTS
 N.T.S

NOTES:
 - MIN BEARING OF 3" AT EACH END OF LVL HEADERS AND RIDGE BEAM
 - STRUCTURAL RAFTERS TO BE OFFSET 4" FROM FAUX RAFTERS

NOTES:
 - MIN BEARINGS OF 3" AT EACH END OF LVL HEADERS AND RIDGE BEAM
 - STRUCTURAL RAFTERS TO BE OFFSET 4" FROM FAUX RAFTERS

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 Drafting & Design**
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SHEET TITLE:
ROOF DETAILS

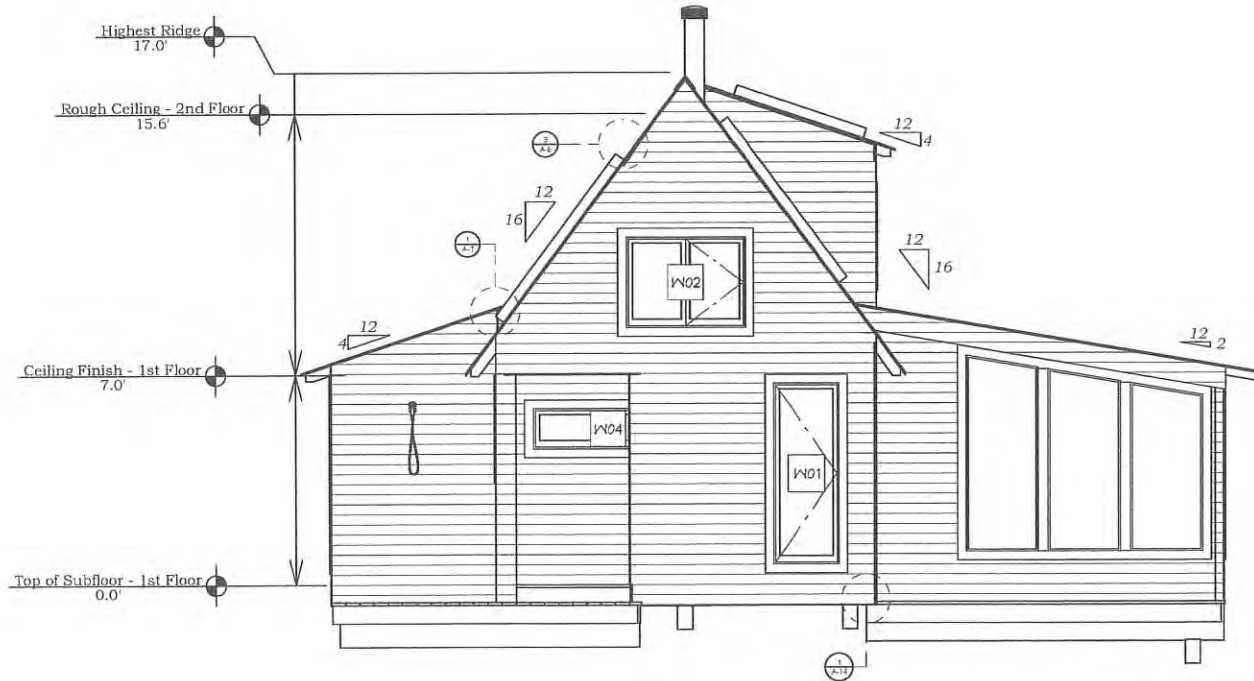
PROJECT DESCRIPTION:
RavenHouse OG + Bath

NO	DESCRIPTION	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-7



FRONT ELEVATION
 1/4" = 1'-0"

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SHEET TITLE
FRONT ELEVATION

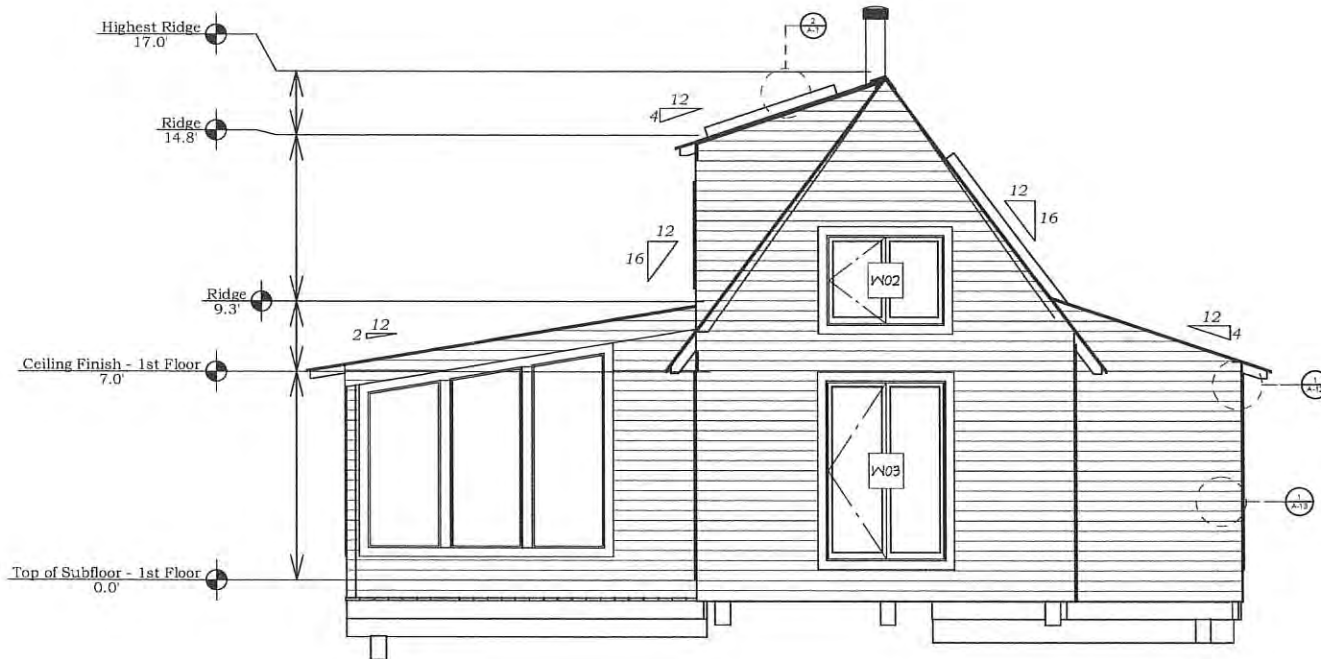
PROJECT DESCRIPTION:
RavenHouse 03 + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-8



REAR ELEVATION
 1/4" = 1'-0"

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SHEET TITLE
REAR ELEVATION

PROJECT DESCRIPTION:
RavenHouse 06 + Bath

DATE	BY	DESCRIPTION

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-9



RIGHT ELEVATION
 1/4" = 1'-0"



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RIGHT ELEVATION

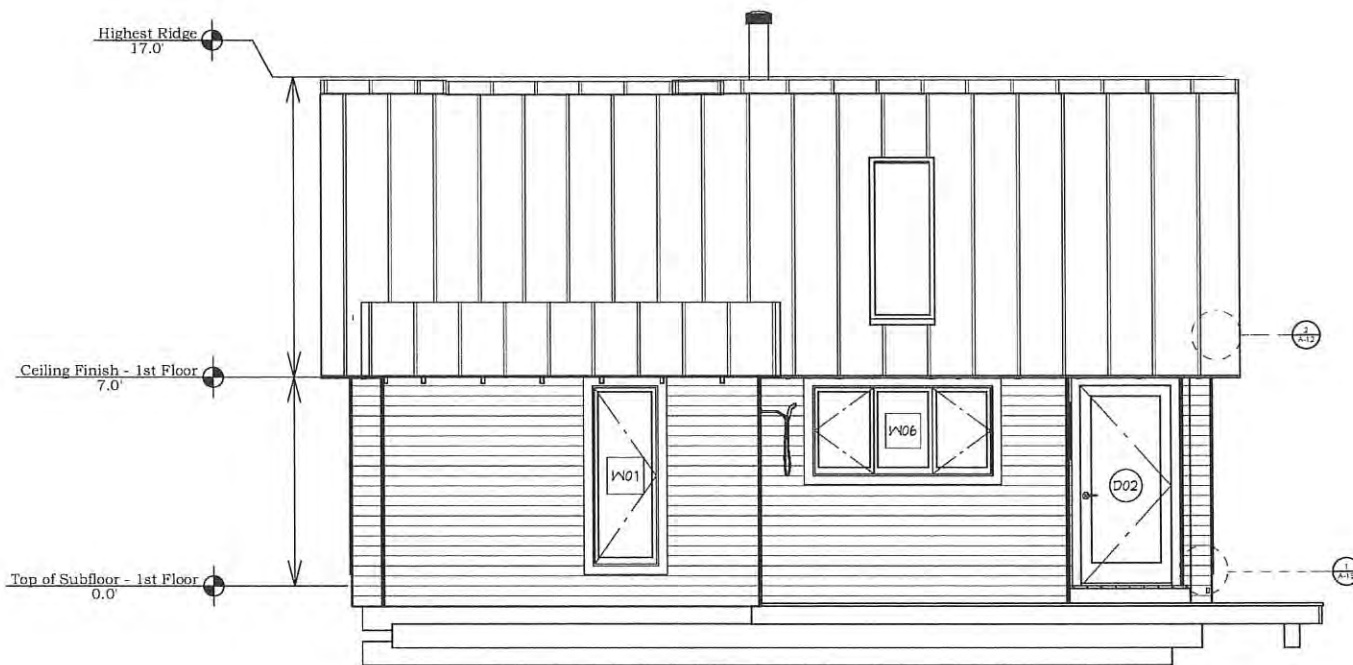
PROJECT DESCRIPTION:
RavenHouse OG + Bath

NO	DESCRIPTION	BY	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-10



LEFT ELEVATION
 1/4" = 1'-0"

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SHEET TITLE:
 LEFT ELEVATION

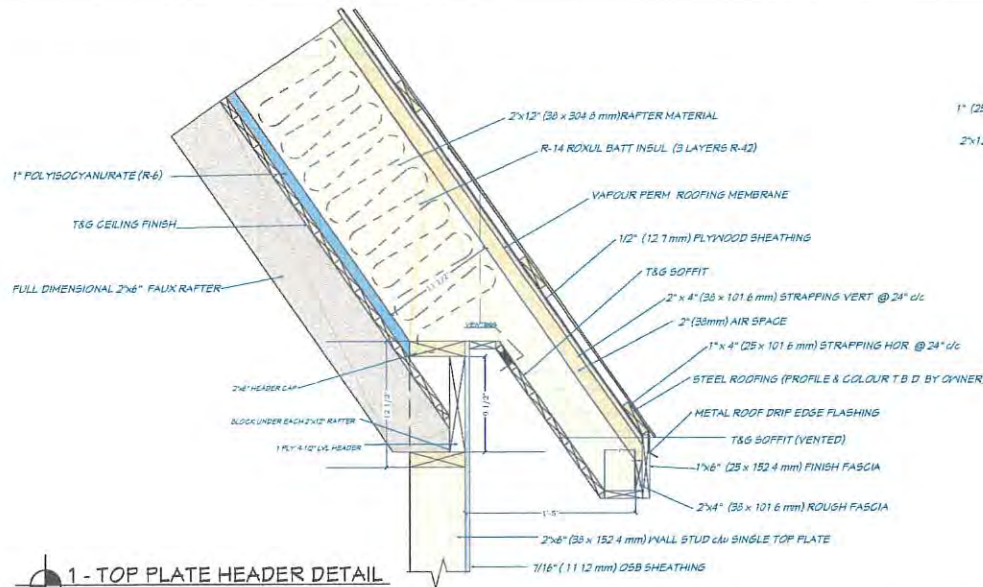
PROJECT DESCRIPTION:
 RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

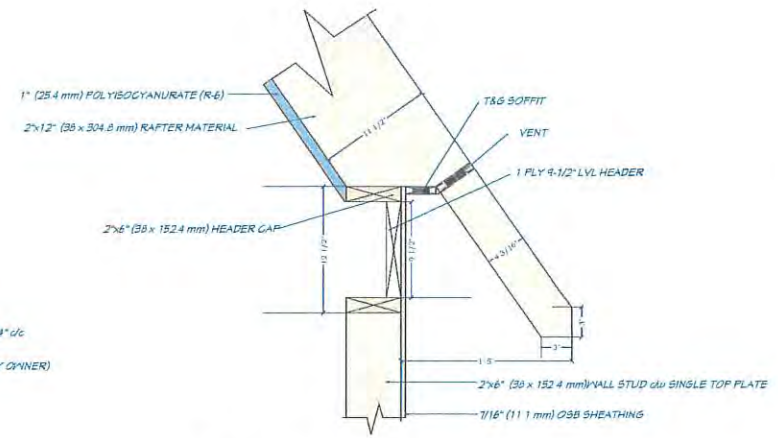
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SCALE:
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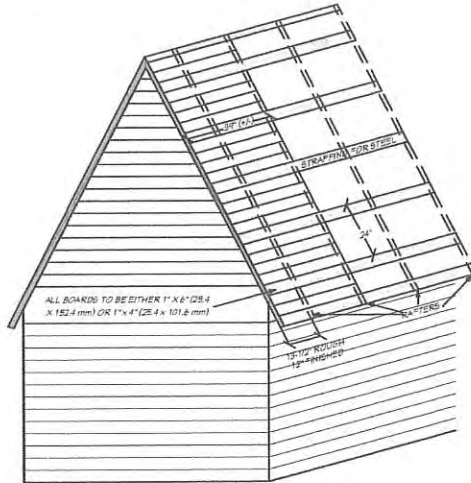
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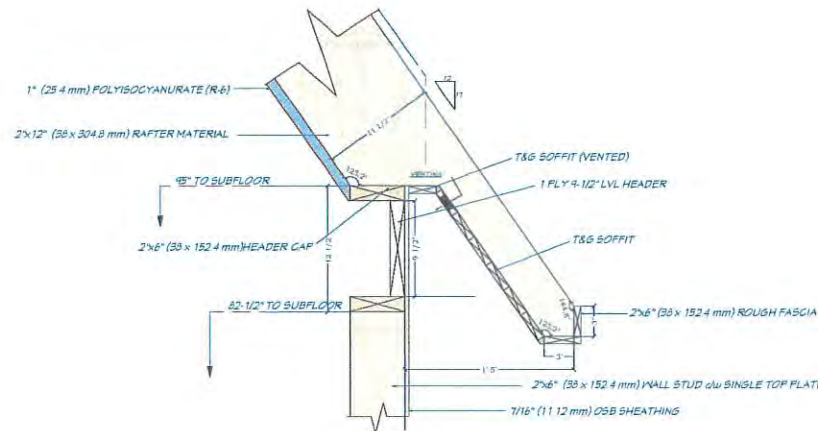
1 - TOP PLATE HEADER DETAIL
 1" = 1'-0"



2 - EXPOSED RAFTER DETAIL
 1" = 1'-0"



3 - ROOF OVERHANG DETAIL
 N.T.S



4 - CLOSED SOFFIT RAFTER DETAIL
 1" = 1'-0"

DESIGN BY:

RavenHouse Design
 ONTARIO, CA
 @ravenhouse.cabincpo

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DRAFTING BY:
**Lighthouse
 Drafting & Design**
 lighthousecad.com
 lighthousecad@gmail.com

SHEET TITLE
RAFTER OPTION DETAILS

PROJECT DESCRIPTION
RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

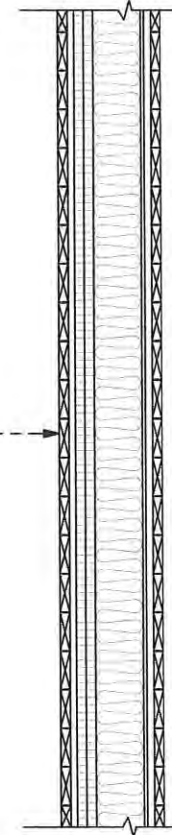
DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-12

INTERIOR

- 1"x4" (19 x 89 mm) WALL PLANKS GAPPED 1/4"
- 1" x 2" (19 x 38 mm) VERT. STRAPPING AT 24" c/c (609.6 mm)
- 1/2" G.W.B FILLED & PAINTED BLACK
- 6mil POLYETHYLENE VAPOUR BARRIER
- R-24 ROXUL BATT INSUL.
- 2" x 6" (38 x 140 mm) STUDS AT 24" c/c (609.6 mm)
- 7/16" OSB SHEATHING
- 2" (50.8 mm) POLYISOCYANURATE (R-12)
- BLACK VAPOUR PERM AIR BARRIER
- 1" x 2" (19 x 38 mm) VERT. STRAPPING AT 24" c/c (609.6 mm)
- TREATED 1"x4" (19 x 89 mm) SIDING GAPPED 1/4"



EXTERIOR

1 - TYPICAL WALL DETAIL
 N.T.S

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 ONTARIO, CA
 @ravenhouse.cabinco

DRAWING BY:
 Lighthouse
 Drafting & Design
 lighthousecabinco@gmail.com

SHEET TITLE
 WALL DETAILS

PROJECT DESCRIPTION
 RavenHouse OG + Bath

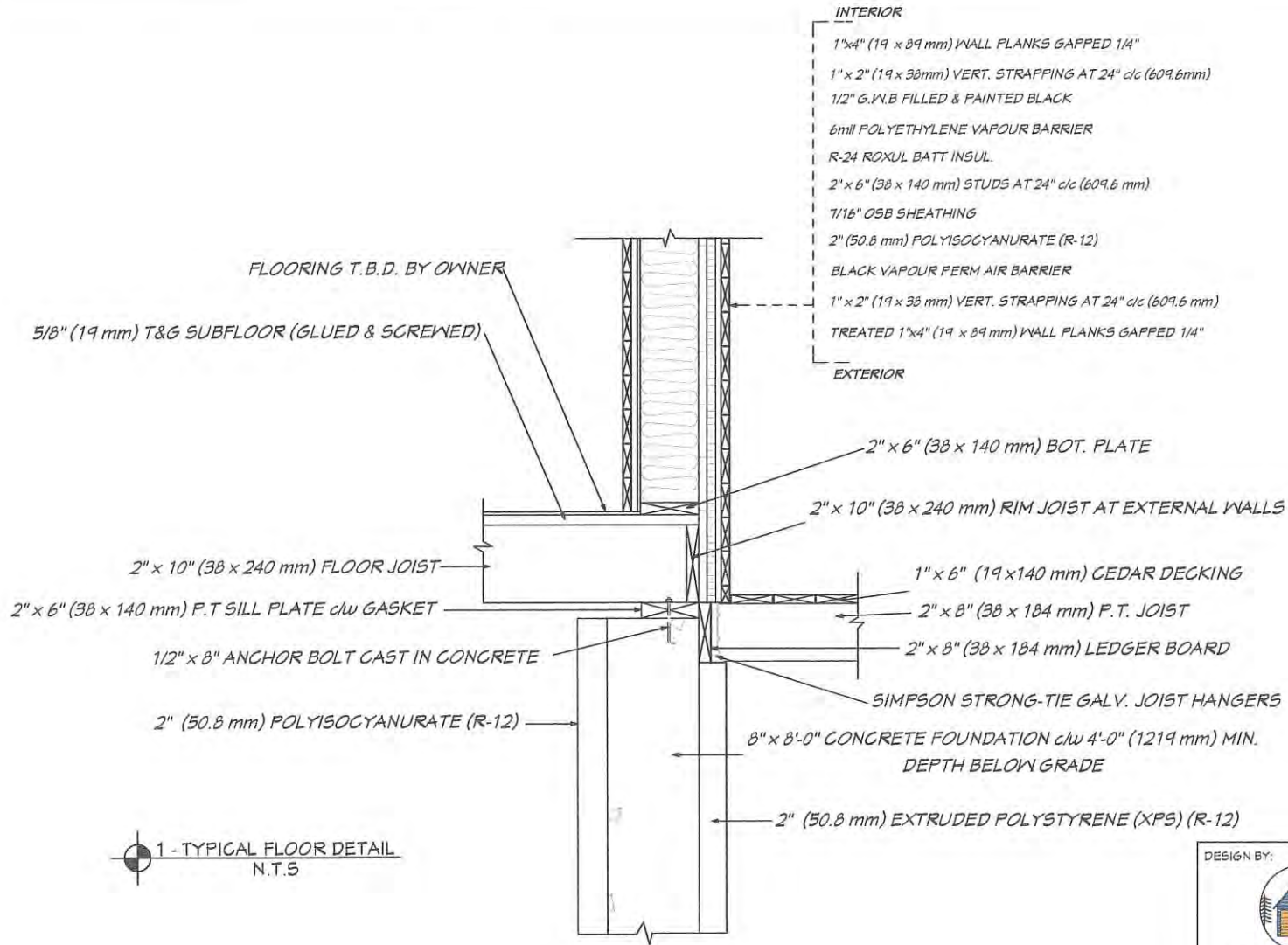
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SCALE:
 AS NOTED

SHEET:
 A-13

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1 - TYPICAL FLOOR DETAIL
 N.T.S

DESIGN BY:

RavenHouse Design
 ONTARIO, CA
 @ravenhouse.cabinco

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**Lighthouse
 Drafting & Design**
 lighthousecrafters@gmail.com

SHEET TITLE:
FLOOR DETAILS

PROJECT DESCRIPTION:
Ravenhouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:

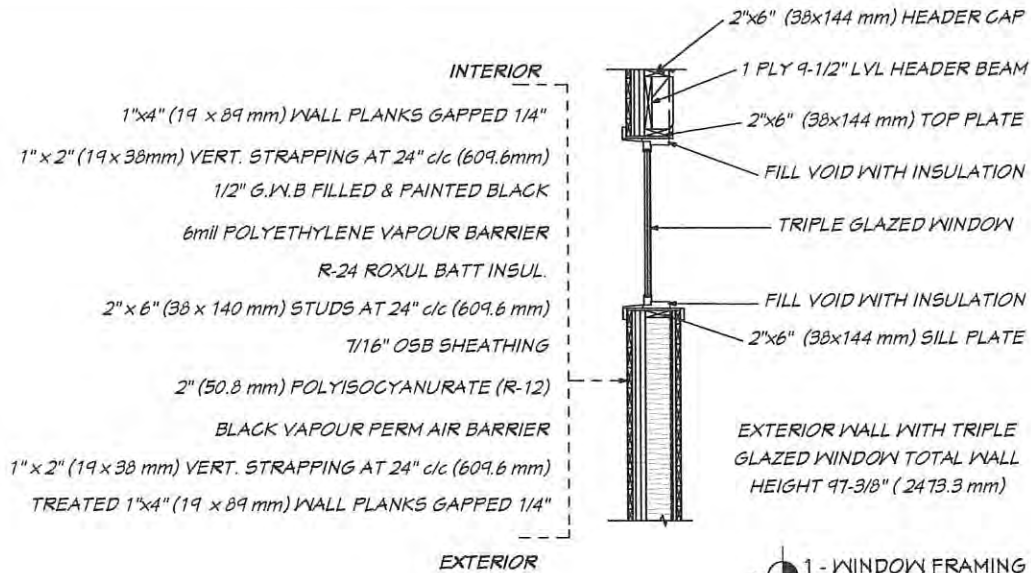
03-Oct-2022

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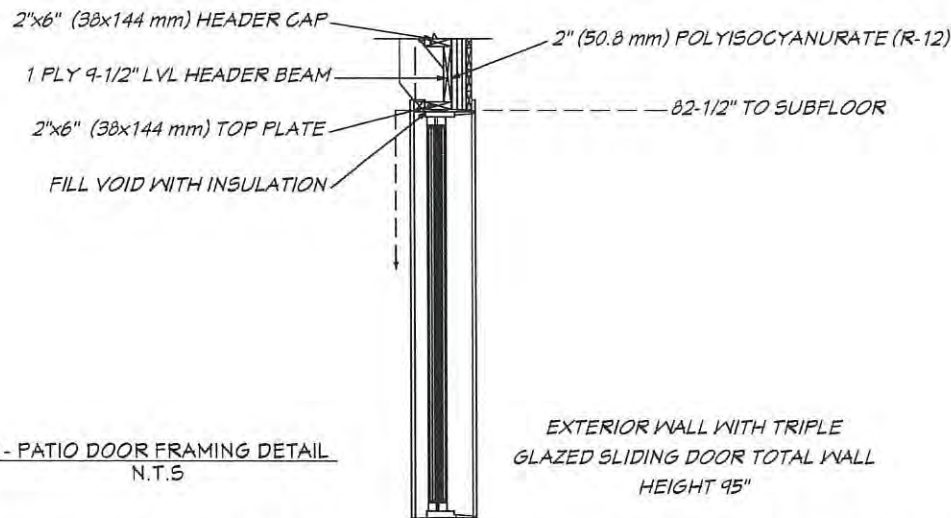
AS NOTED

SHEET:

A-14



1 - WINDOW FRAMING DETAIL
 N.T.S



2 - PATIO DOOR FRAMING DETAIL
 N.T.S

EXTERIOR WALL WITH TRIPLE
 GLAZED SLIDING DOOR TOTAL WALL
 HEIGHT 95"

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 Drafting & Design
 lighthouse.drafting@gmail.com

SHEET TITLE:
 WINDOW, DOOR & FLASHING
 DETAILS

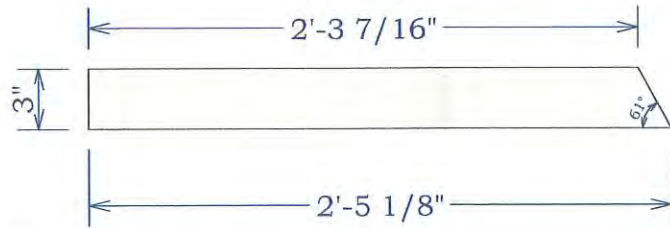
PROJECT DESCRIPTION:
 RavenHouse OG + Bath

NO	DESCRIPTION	BY	DATE

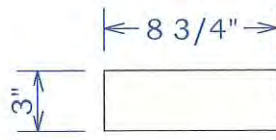
DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-15

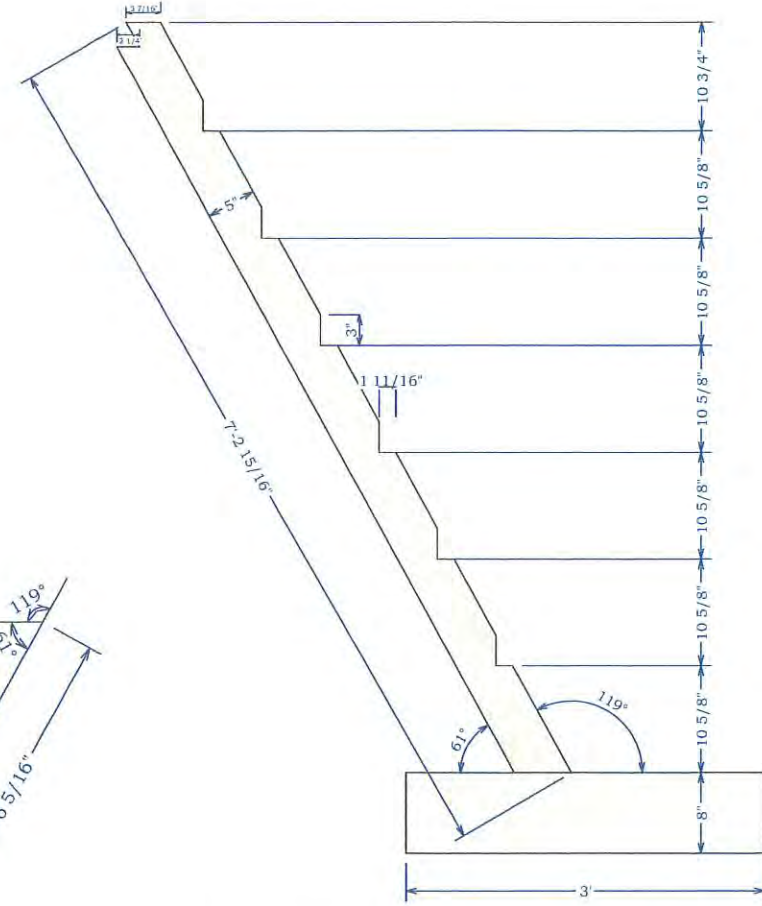
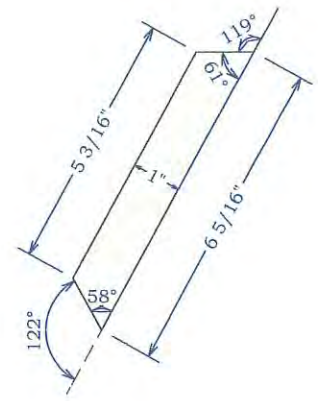


1 - STAIR UPPER LANDING DETAIL
 2" = 1'-0"



2 - STAIR TREAD DETAIL
 2" = 1'-0"

3 - STAIR STRUT DETAIL
 5" = 1'-0"



4 - STAIR STRINGER DETAIL
 1" = 1'-0"

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RavenHouse Design
 ONTARIO, GA
 @ravenhouse.cabinsco

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 Drafting & Design**
 lighthousecabins@gmail.com

SHEET TITLE
STAIR COMPONENT DETAILS

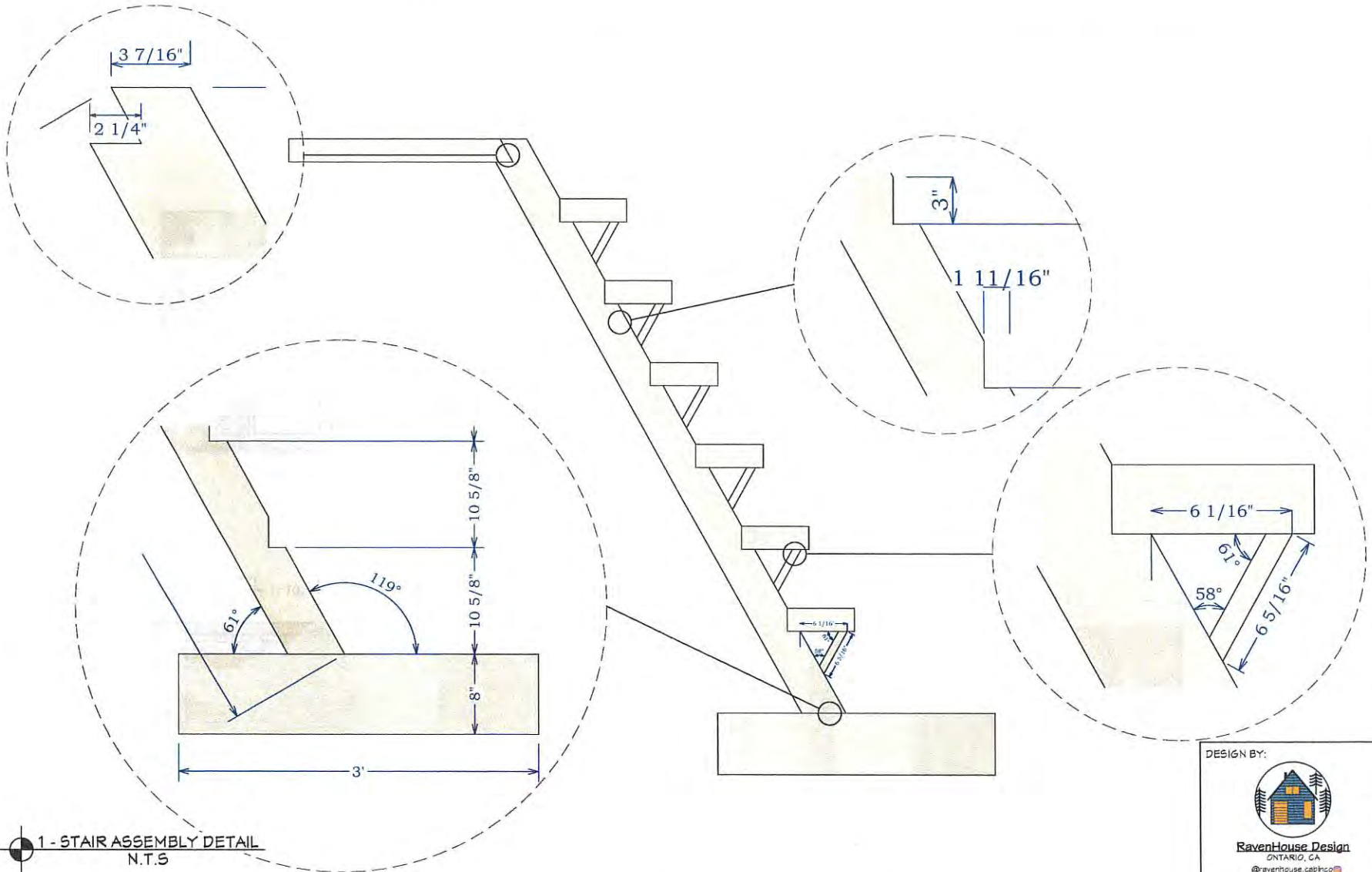
PROJECT DESCRIPTION:
RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-16



1 - STAIR ASSEMBLY DETAIL
 N.T.S

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 lighthousecrafters@gmail.com

SHEET TITLE:
STAIR ASSEMBLY DETAILS

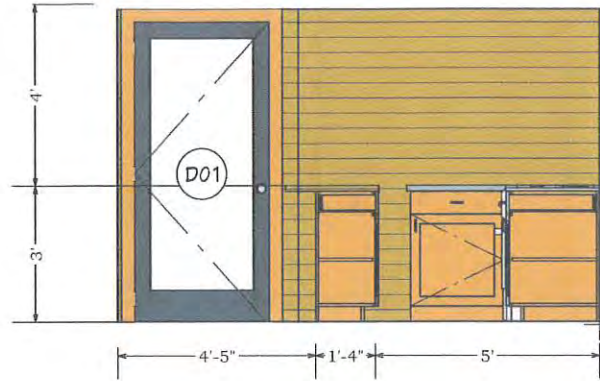
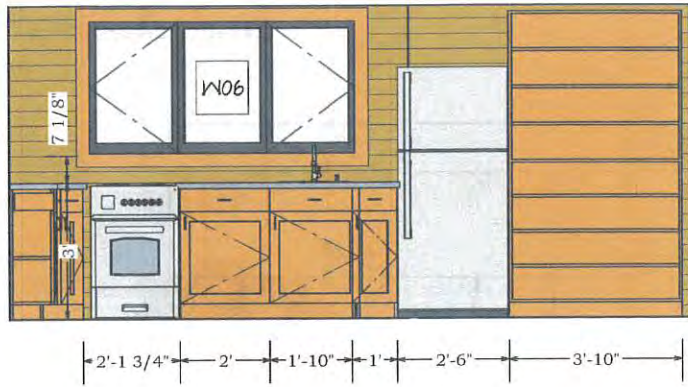
PROJECT DESCRIPTION:
RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-17



1-E12
 3/8" = 1'-0"

2-E13
 3/8" = 1'-0"



3-E14
 3/8" = 1'-0"

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 ONTARIO, CA
 @ravenhouse.cabnico

DRAFTING BY:
Lighthouse Drafting & Design
 lighthousedrafting@gmail.com

SHEET TITLE:
KITCHEN & BATH ELEVATIONS

PROJECT DESCRIPTION:
RavenHouse OG + Bath

NO.	DESCRIPTION	BY	DATE

DATE:
 03-Oct-2022

SCALE:
 AS NOTED

SHEET:
A-18



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 217N04W32B022

Site Information

Account Number	217N04W32B022	Subdivision	
Parcel ID	44784	City	None
TRS	S17N04W32	Map LS15	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 4W SECTION 32 LOT B22	Tax Map	

Ownership

Owners	KENNARD RICHARD W & SHIRL	Buyers	
Primary Owner's Address	2085 CLIFFSIDE DR ANCHORAGE AK 99501-5715	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$39,800.00	\$8,600.00	\$48,400.00	2025	\$39,800.00	\$8,600.00	\$48,400.00
2024	\$39,800.00	\$8,200.00	\$48,000.00	2024	\$39,800.00	\$8,200.00	\$48,000.00
2023	\$39,800.00	\$6,200.00	\$46,000.00	2023	\$39,800.00	\$6,200.00	\$46,000.00

Building Information

Structure 1 of 1							
Residential Units	1	Use	Residential Building				
Condition	Standard	Design	Cabin				
Basement	None	Construction Type	Frame				
Year Built		1974 Grade	1220 - Cabin				
Foundation	Concrete Piers	Well					
Septic							

Building Item Details

Building Number	Description	Area	Percent Complete
1	First Story	280 Sq. Ft.	100%
1	Propane Heat	1 Sq. Ft.	50%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2025	Yes	0034	11.843	\$573.20
2024	Yes	0034	11.928	\$572.54
2023	Yes	0034	11.249	\$517.46

Recorded Documents

Date	Type
7/16/2025	TRANSFER ON DEATH
8/25/1988	QUITCLAIM DEED (ALL TYPE)
9/16/1981	Patent

Recording Info (offsite link to DNR)

- [Palmer 2025-012852-0](#)
- [Palmer Bk: 559 Pg: 155](#)
- [Palmer Bk: 243 Pg: 993](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	(\$35.42)		\$0.00	\$0.00	\$0.00	\$0.00 No

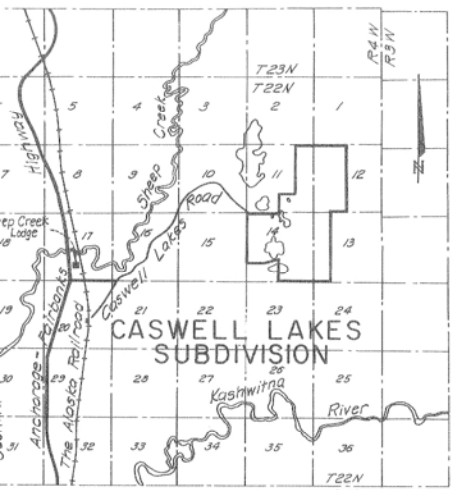
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
4.94	4.94	Assembly District 005	30-555	900 No Fire Service	021 Big Lake RSA

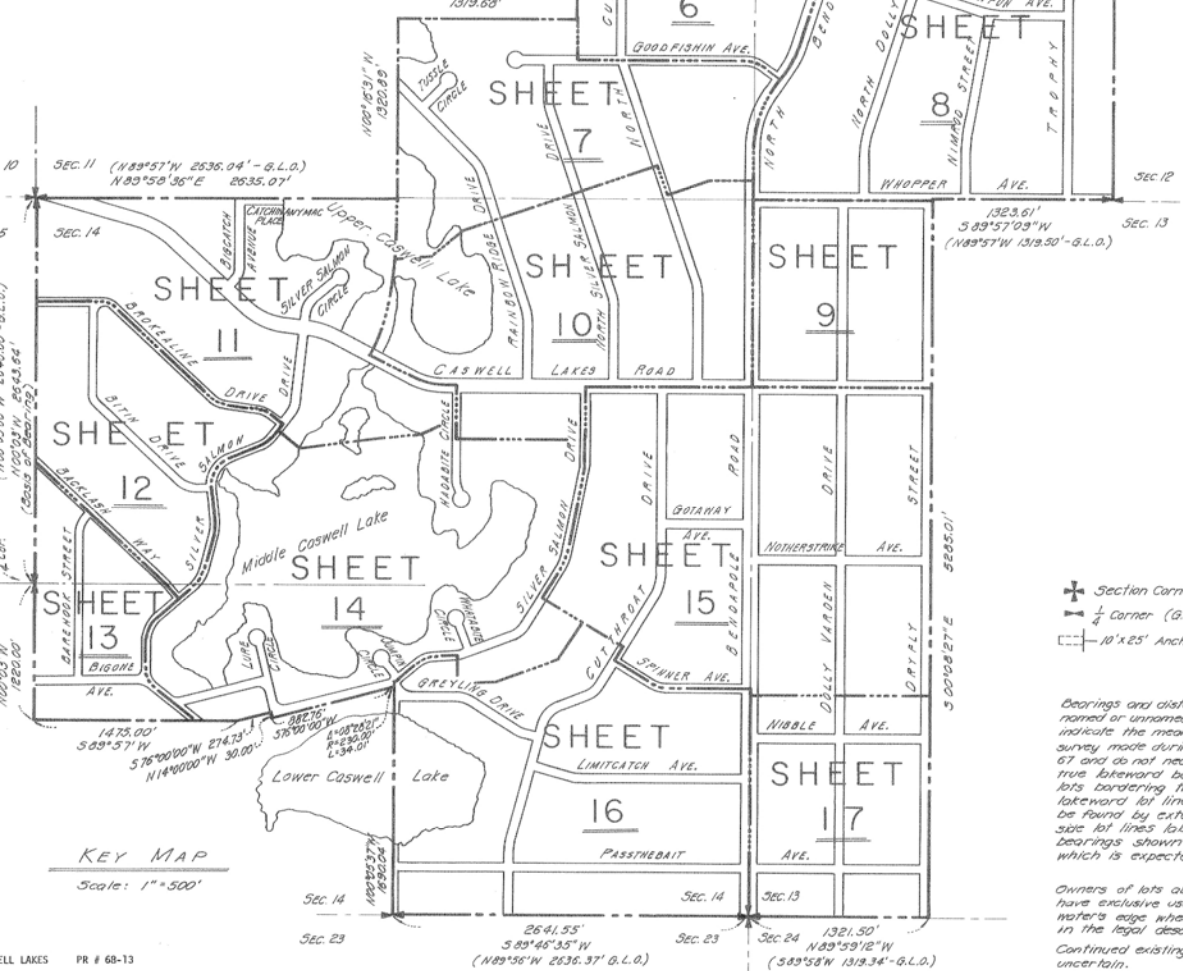
¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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

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



VICINITY MAP
Scale: 1" = 1 Mile



KEY MAP
Scale: 1" = 500'

CERTIFICATE OF REGISTERED ENGINEER

I hereby certify that I am a registered professional civil engineer and that this plat represents the survey made by me or under my direct supervision and that the monuments shown thereon actually exist as located, and that all dimensional and other details are correct.

(This plat consists of seventeen (17) consecutively numbered sheets.)

April 19, 1968
Date
Joe L. Hoyle
Registered Engineer



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown hereon and that we hereby adopt this plan of subdivision with our consent, and dedicate the streets, alleys, walks and other open spaces to public or private shown on this plat.

4-10-68
Date
Marian A. Henriks
Marian A. Henriks

Edward Yumik
Witness
Clarice L. Henriks
Box 4-1174, Anchorage

George A. Todd
Witness
Margaret A. Ward
Margaret A. Ward
145 15th Ave, Anchorage

Jack L. Ward
Jack L. Ward
Margaret A. Ward
Margaret A. Ward
145 15th Ave, Anchorage
Owners

CERTIFICATION OF APPROVAL BY THE COMMISSION

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Matanuska-Susitna Borough Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. 68-13, dated May 14, 1968, and that the plat shown hereon has been approved for recording in the office of the Recorder, Palmer, Alaska.

May 14, 1968
Date
Frank M. Smith
Chairman, Matanuska-Susitna Borough Planning Commission

Attest:
E. M. May
Clerk
Seal of the Borough Planning Commission

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 19th day of April, 1968.

Virginia L. ...
Notary Public for My Commission Expires

LEGAL DESCRIPTION

The West 1/2 of Section 12; the East 1/2 of the East 1/2 and the SW 1/4 of the SE 1/2 of Section 11; the W 1/2 of the W 1/2 of Section 13; the NE 1/4 and the NE 1/4 and the SE 1/4 of Section 14; and that portion of the SW 1/4 of Section 14 lying northerly of the following described line: commencing at the 1/4 corner common to Sections 14 and 15; thence 500'± S 122.00° E; thence N 89° 57' E 1475.00 feet; thence N 76° 00' E 274.73 feet; thence S 14° 00' E 30.00 feet; thence N 76° 00' E 882.76 feet to the point of curvature of a 230.00 foot radius curve concave to the north; thence 34.01 feet along said curve to the intersection with the north-south one-quarter section line of said Section 14. All within T22N, R4W, S.M., Alaska, and containing 1233.05 acres, more or less.

- + Section Corner (G.L.O. Monument)
- 1/4 Corner (G.L.O. Monument)
- 10'x25' Anchor Easement

Bearings and distances around all lakes, named or unnamed, natural or artificial, indicate the meander line of a field survey made during the winter of 1965-67 and do not necessarily represent the true lakeward boundary of the respective lots bordering these lakes. The true lakeward lot lines of said lots would be found by extending the respective side lot lines lakeward along the bearings shown to the water's edge, which is expected to vary.

Owners of lots abutting on water shall have exclusive use of all land up to the water's edge whether such land is included in the legal description of a lot or not. Continued existing level of lakes is uncertain.

Date of Revised Plat: 11-15-67 (Changes as itemized on Sheets 7, 10, 11, 13 and 14.)

REVISED PLAN
CASWELL
SUBDIVISION
LOCATED IN
E/2 Sec 11, W/2 Sec 12, W/2
T22N, R4W, S.M.,
TRYCK, NYMAN &
Engineers and Surveyors
Anchorage, Alaska
Designed: Date: JERRY MAGUSTA
Drawn: JERRY MAGUSTA
Checked: VIG HOGES
Title: PLAN FILE

Not Subdivided



Not Subdivided

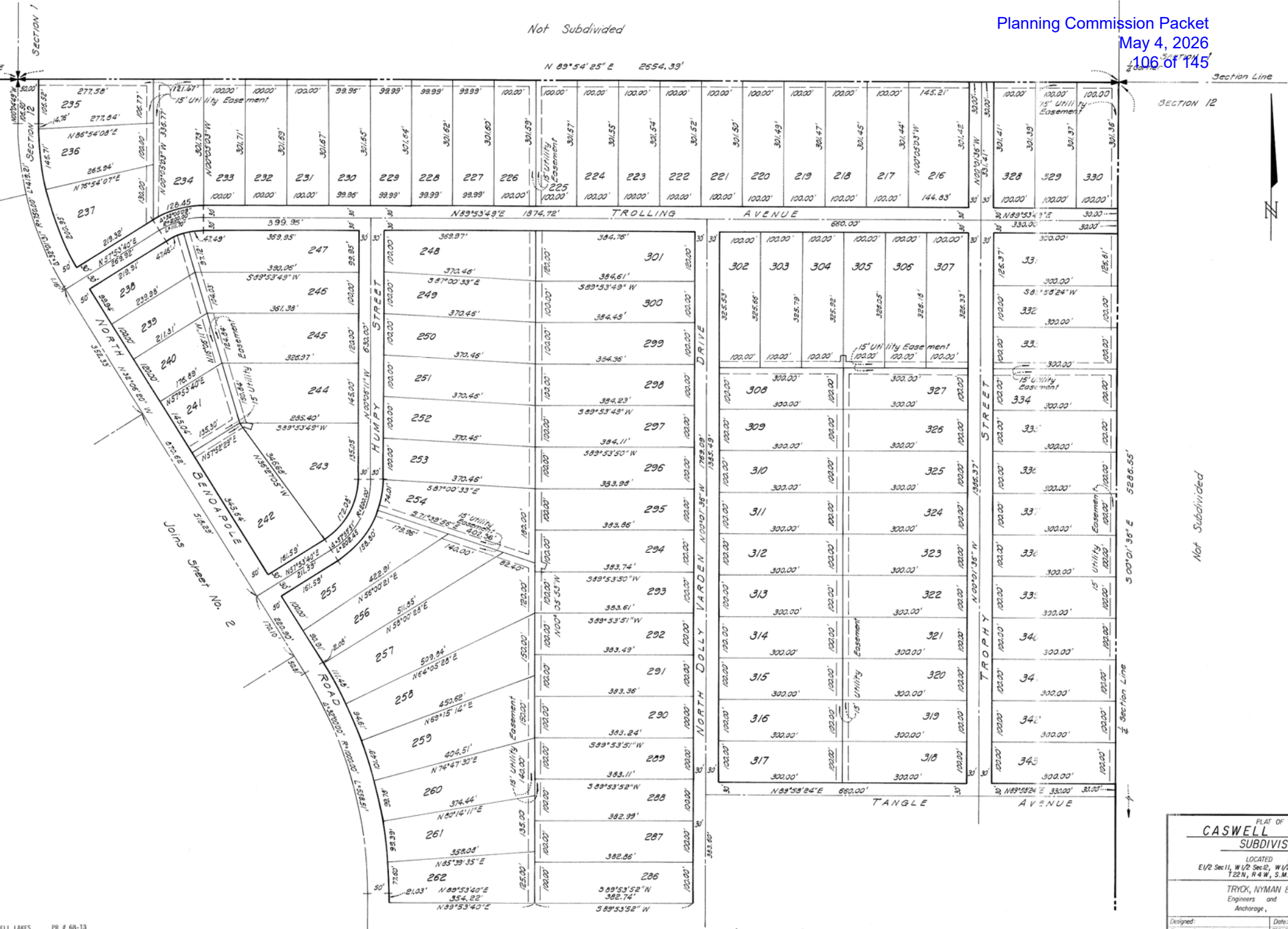
Joins Sheet No. 3

Joins Sheet No. 5

PLAT OF CASWELL SUBDIVISION	
LOCATED IN E1/2 Sec 11, W1/2 Sec 12, W1/2 T 22 N, R 4 W, S. M.	
TRYCK, NYMAN & Engineers and Anchorage,	
Designed:	Date:
Drawn: Jerry Magnuson	TNN File:
Checked: Joe Hayes	

Not Subdivided

N 89°54'25" E 2654.39'



Not Subdivided

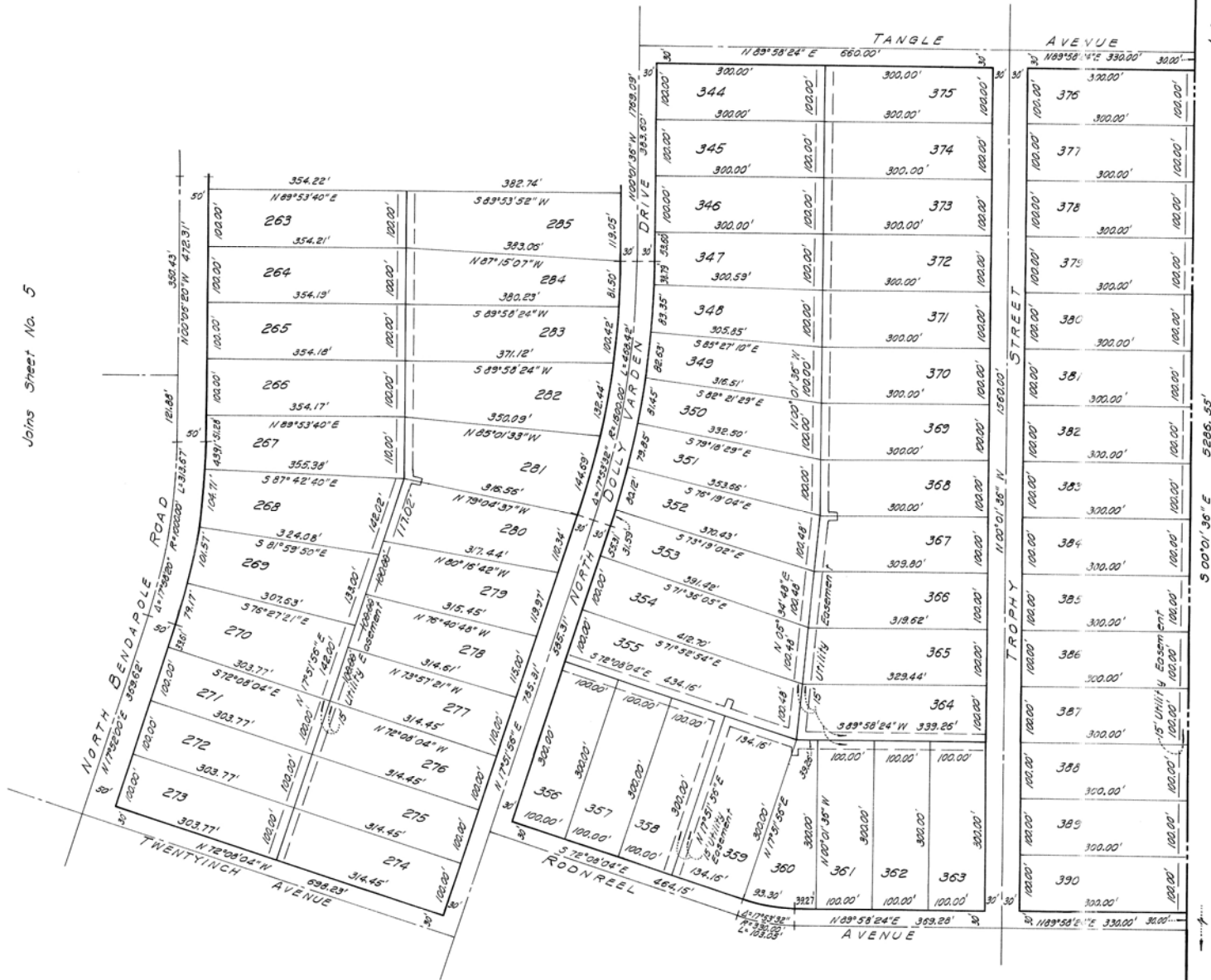
Joins Sheet No. 4

PLAT OF
CASWELL
 SUBDIVISION
 LOCATED IN
 E/2 Sec 11, W/2 Sec 12, W/2
 T22N, R4W, S34M

TRYCK, NYMAN &
 Engineers and
 Anchorage,

Designed: Date:
 Drawn: Jerry Rogucka TNR/FA
 Checked: Joe Hayes

Joins Sheet No. 3



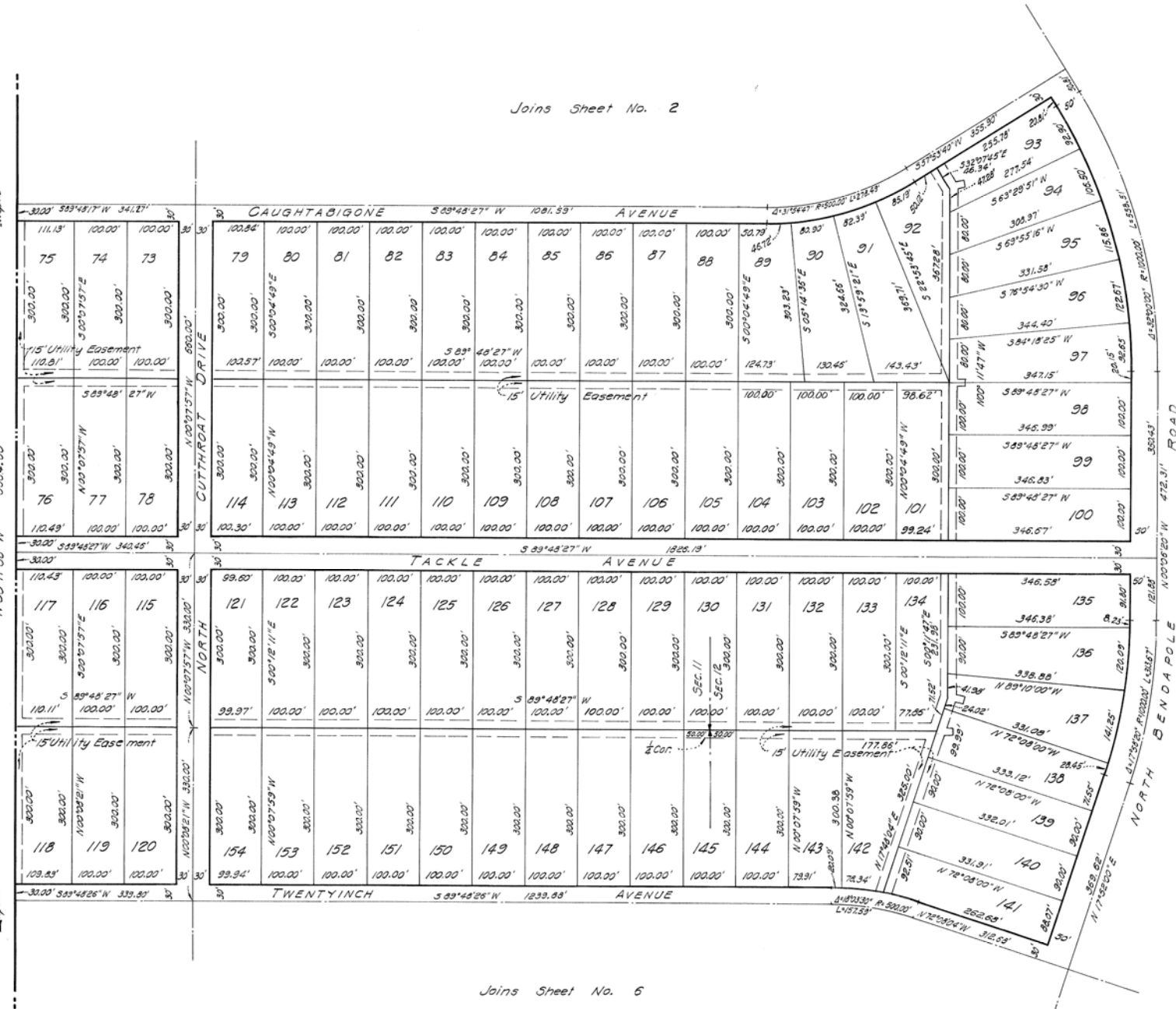
Joins Sheet No. 5

Joins Sheet No. 8

Not Subdivided

PLAT OF
CASWELL
 SUBDIVISION
 LOCATED IN
 E/2 Sec 11, W/2 Sec 12, W/2
 T22N, R 4 W, S.M.,
 TRICK, NYMAN &
 Engineers and S
 Anchorage,
 Designed: Date:
 Drawn: Jerry Abuska TRM File
 Checked: vic Hayes

Joins Sheet No. 2



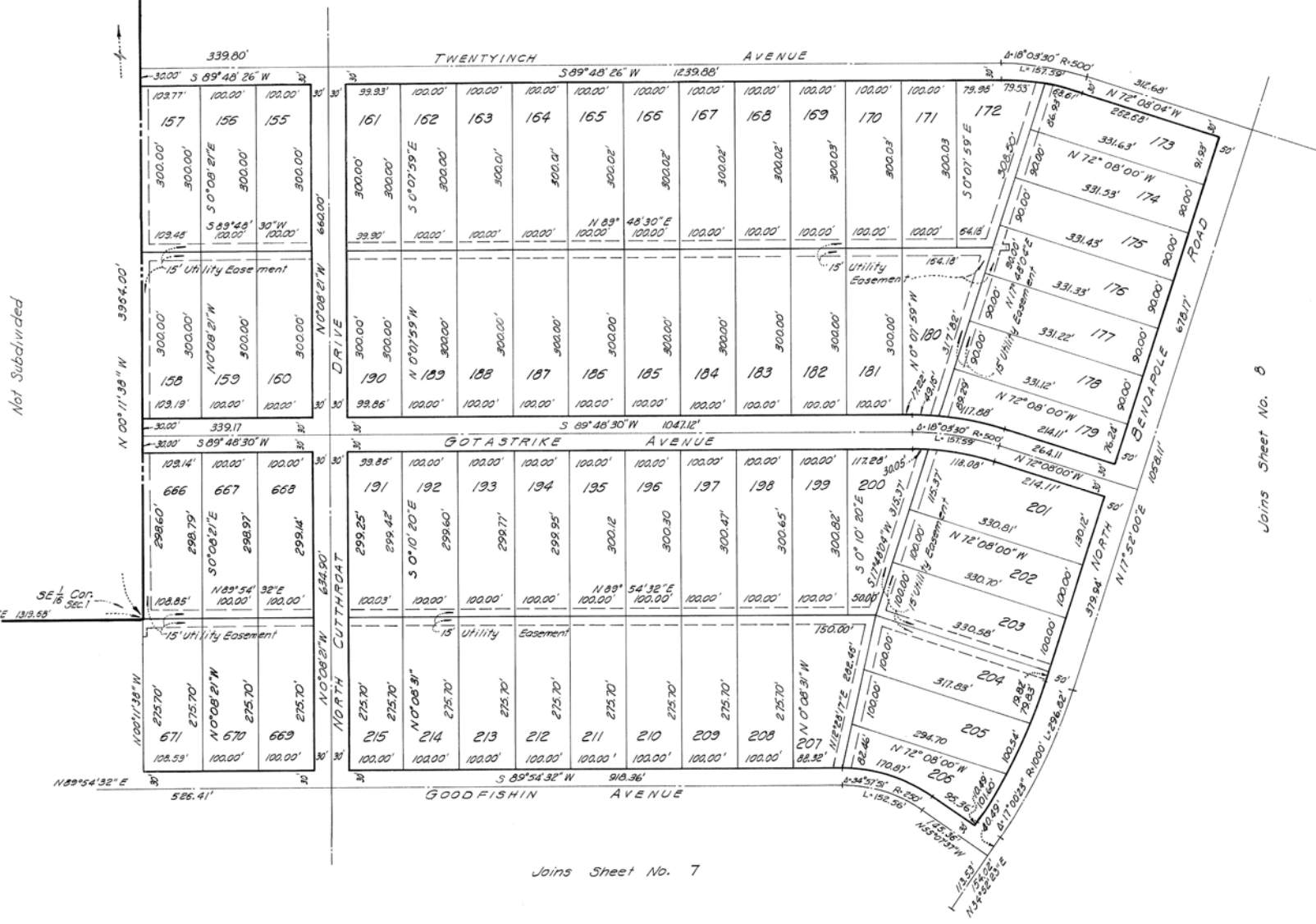
Joins Sheet No. 6

Joins Sheet No. 4

Not Subdivided

PLAT OF CASWELL SUBDIVISION	
LOCATED IN E/2 Sec 11, W/2 Sec 12, W/2 T22N, R4W, S.M.	
TRYCK, NYMAN & Engineers and Anchorage	
Drawn: Jerry Augustka	Date: TNH
Checked: Joe Hayes	Date: TNH

Joins Sheet No. 5



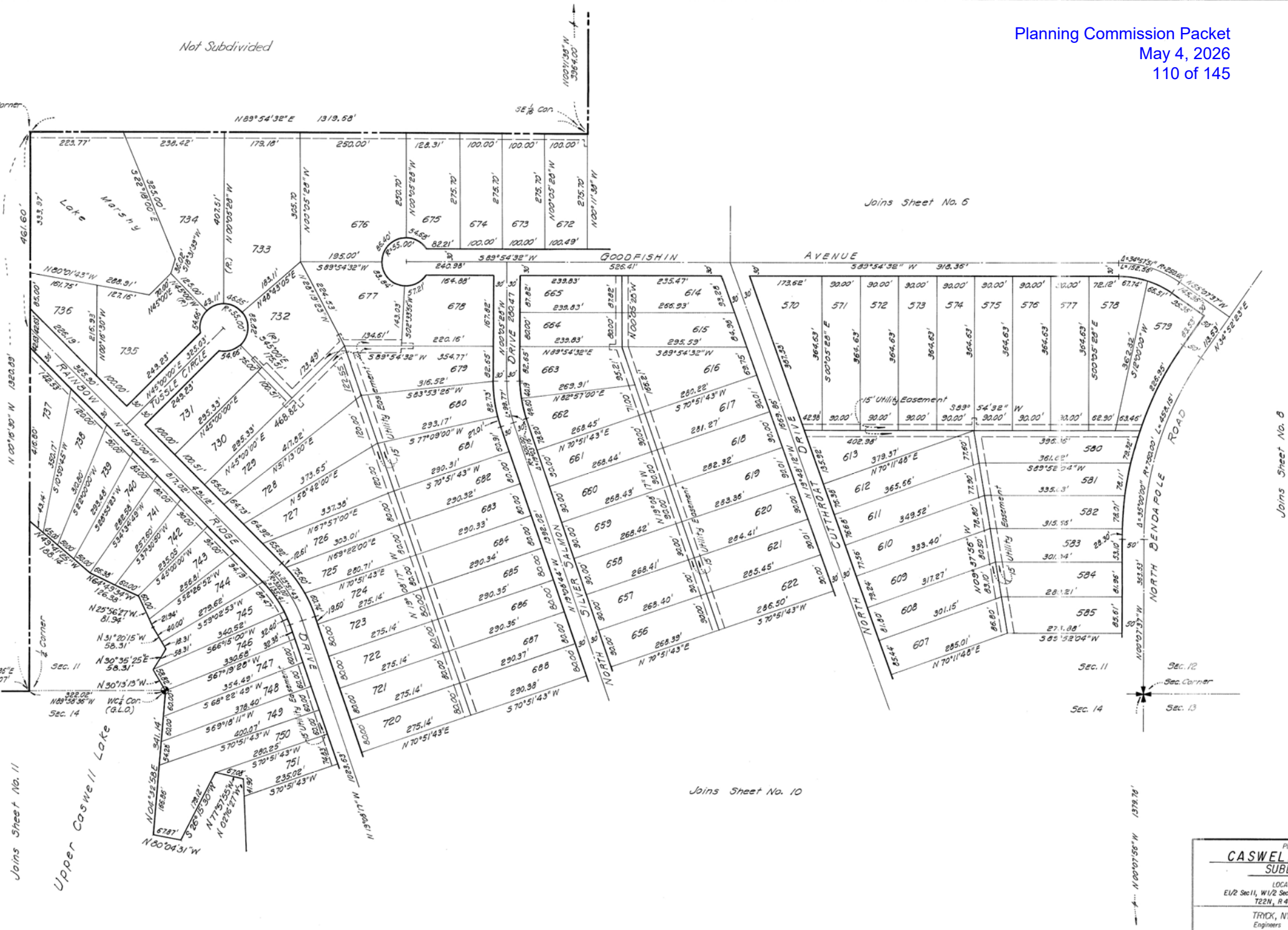
Joins Sheet No. 6

Joins Sheet No. 7

Not Subdivided

PLAT OF CASWELL SUBDIVISION	
LOCATED E1/2 Sec 11, W1/2 Sec 12, W1/2 T22N, R 4 W, S 8 N	
TRYCK, NYMAN Engineers and Anchorage,	
Designed:	Date:
Drawn: Jerry Mgwaka	TUH
Checked: Ube Mayes	

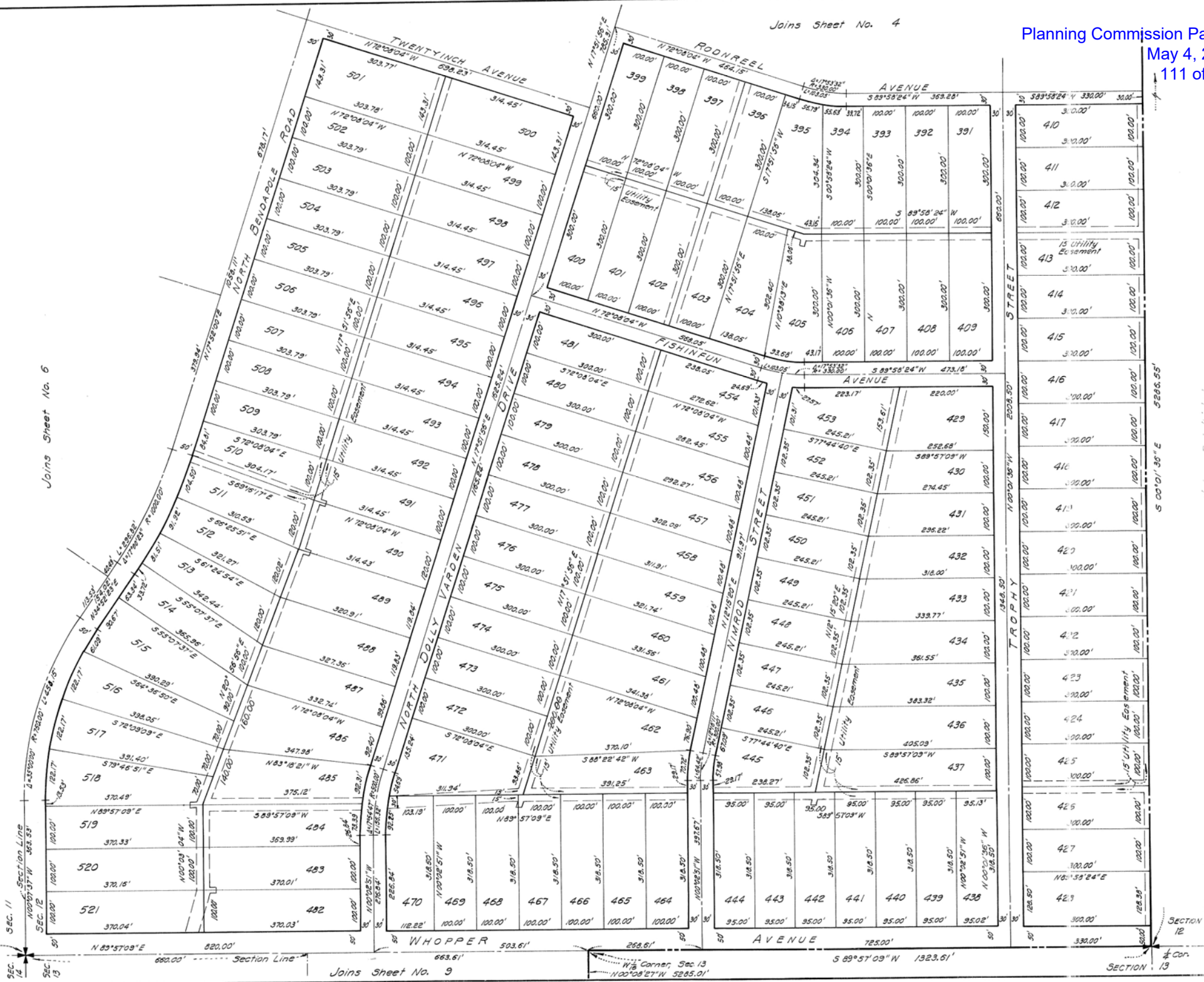
Not Subdivided



PLAT OF
CASWELL
 SUBDIVISION
 LOCATED
 E1/2 Sec 11, W1/2 Sec 12, W1/4
 T22N, R4W, S.M.
 TRUCK, NYMAN &
 Engineers and
 Anchorage,
 Designed: _____ Date _____
 Drawn: Jerry Rygueta T.N.H.
 Checked: Joe Hayes

Revision No. 1 (11-13-67) Corrected bearing on line common to Lots 743 and 744.

Joins Sheet No. 6

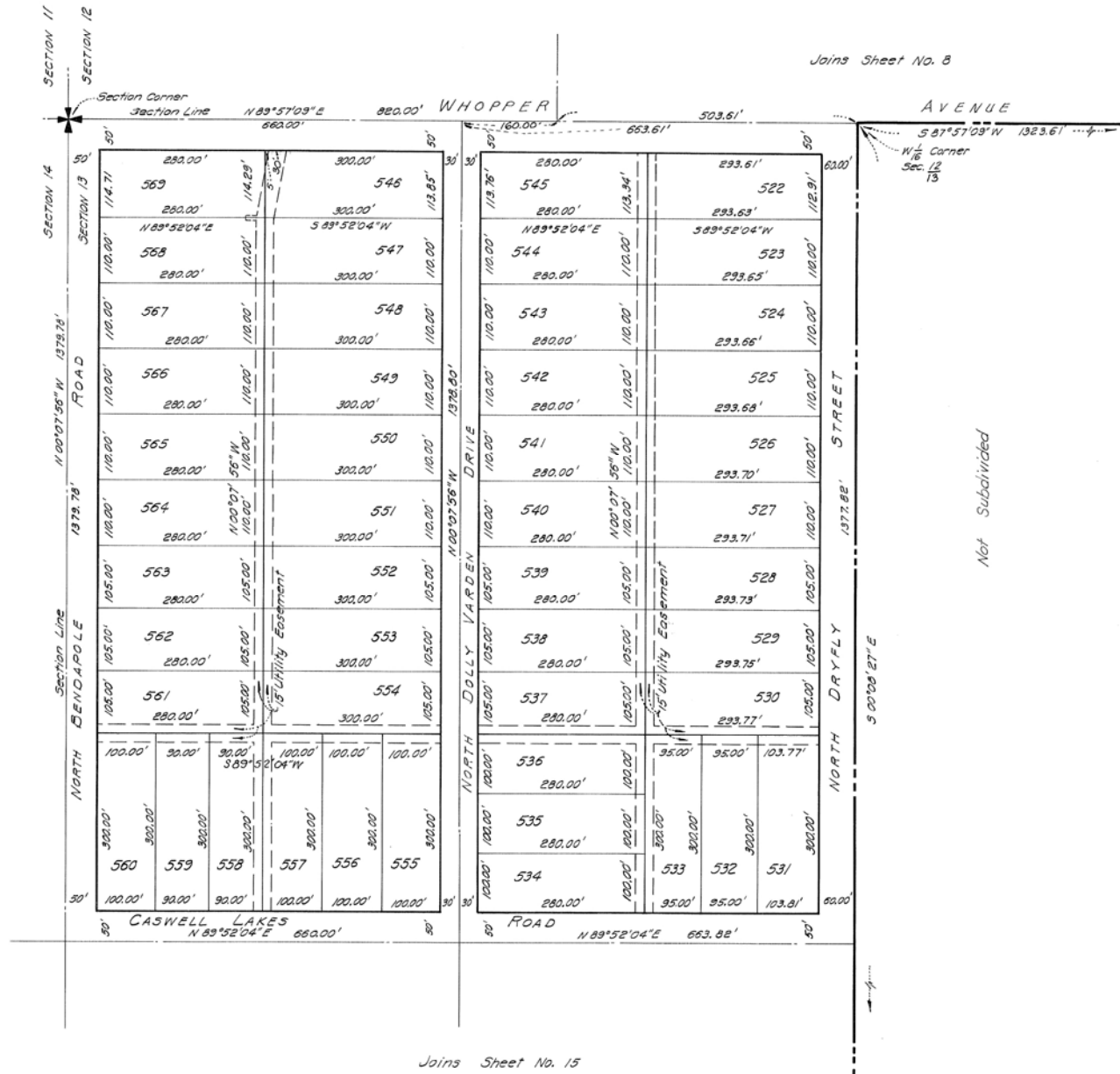


Not Subdivided

PLAT OF
CASWELL
SUBDIVISION
LOCATED
E1/2 Sec 11, W1/2 Sec 12, W
T22N, R4 W, S.
TRYCK, NYMAN
Engineers and
Anchorage,
Inc.

Drawn: Jerry Aguado
Checked: Joe Mayer

Joins Sheet No. 10

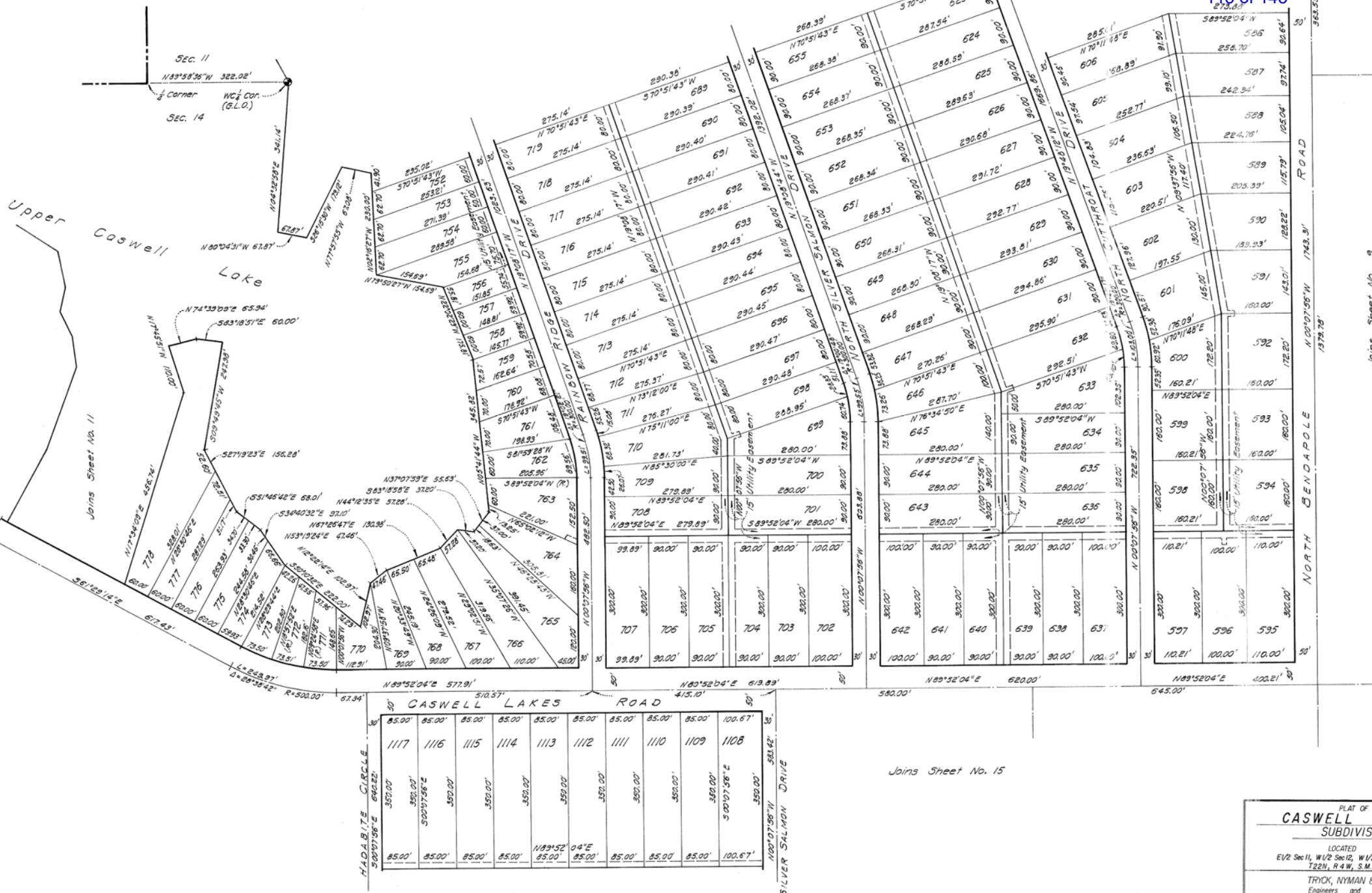


Joins Sheet No. 8

Not Subdivided

Joins Sheet No. 15

PLAT OF CASWELL SUBDIVISION	
LOCATED IN E1/2 Sec 11, W1/2 Sec 12, W1/2 T22N, R4W, S.M.	
TRYCK, NYMAN & Engineers and S Anchorage,	
Designed	Date:
Drawn: Jerry Aguayo	TNN: FA
Checked: Joe Hayes	



NORTH BEND POLE ROAD

Joins Sheet No. 14

Joins Sheet No. 15

PLAT OF
CASWELL
SUBDIVISION
LOCATED IN
E/2 Sec 11, W/2 Sec 12, W/2
T22N, R 4 W, S 4 M.,
TRUCK, NYMAN &
Engineers and
Anchorage,
Date: _____
Drawn: Jerry Ruggles TTH/FH
Checked: Joe Hayes

Revisions of 2-15-20: 1. Corrected dimensions of south line of Lot 764.

2. Corrected Caswell Lakes Road centerline dimensions between Hoadabite Circle & Rainbow Ridge Drive & from Hoadabite Circle west to RP of curve. Moved centerline Hoadabite Circle 10' West and corrected R.O.S. to 60'.

10

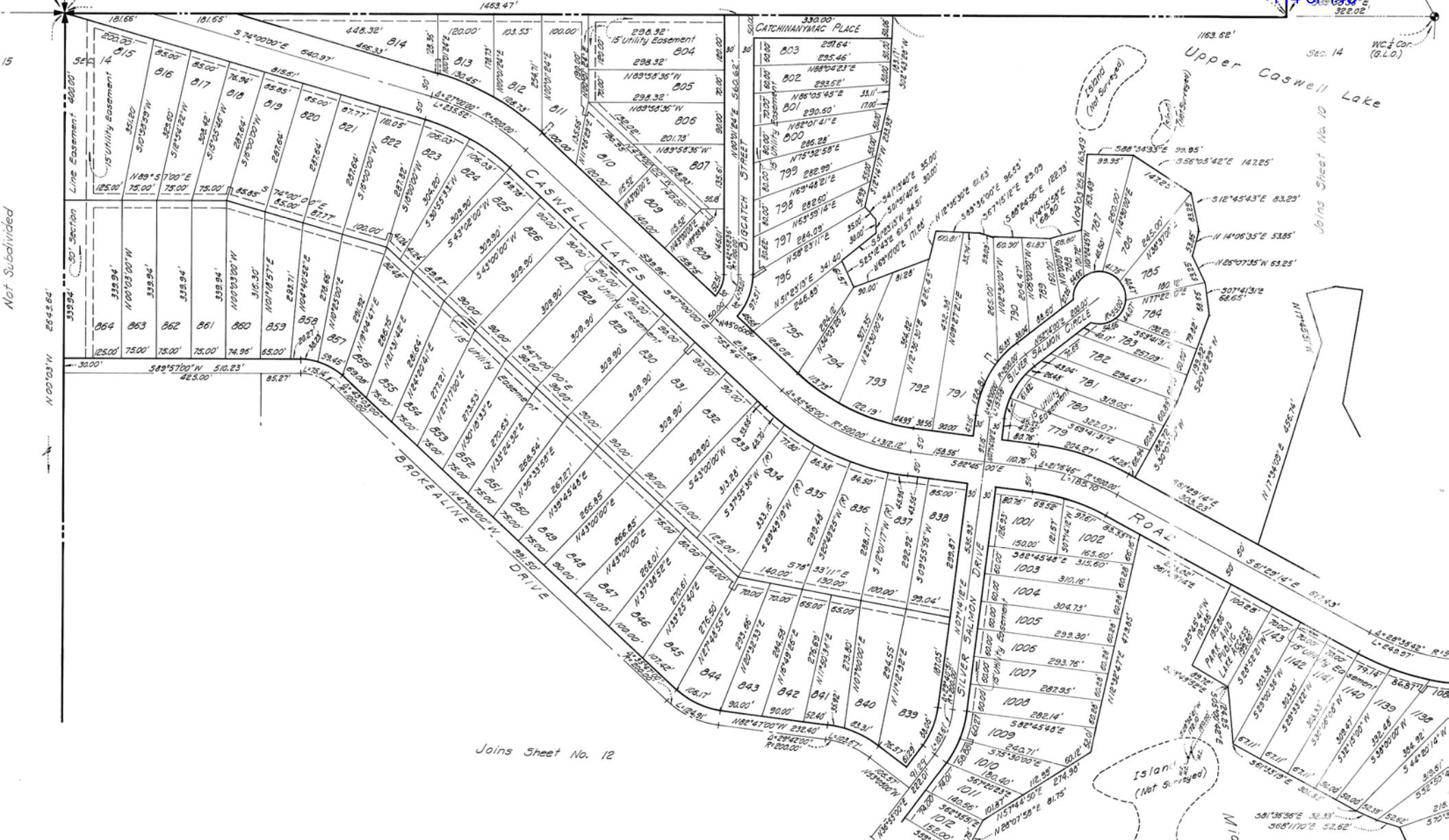
Sec. 11

Not Subdivided

Planning Commission Packet

May 4, 2026

14 of 145



Not Subdivided

N 00° 03' W 2642.64'

Joins Sheet No. 12

Joins Sheet No. 14

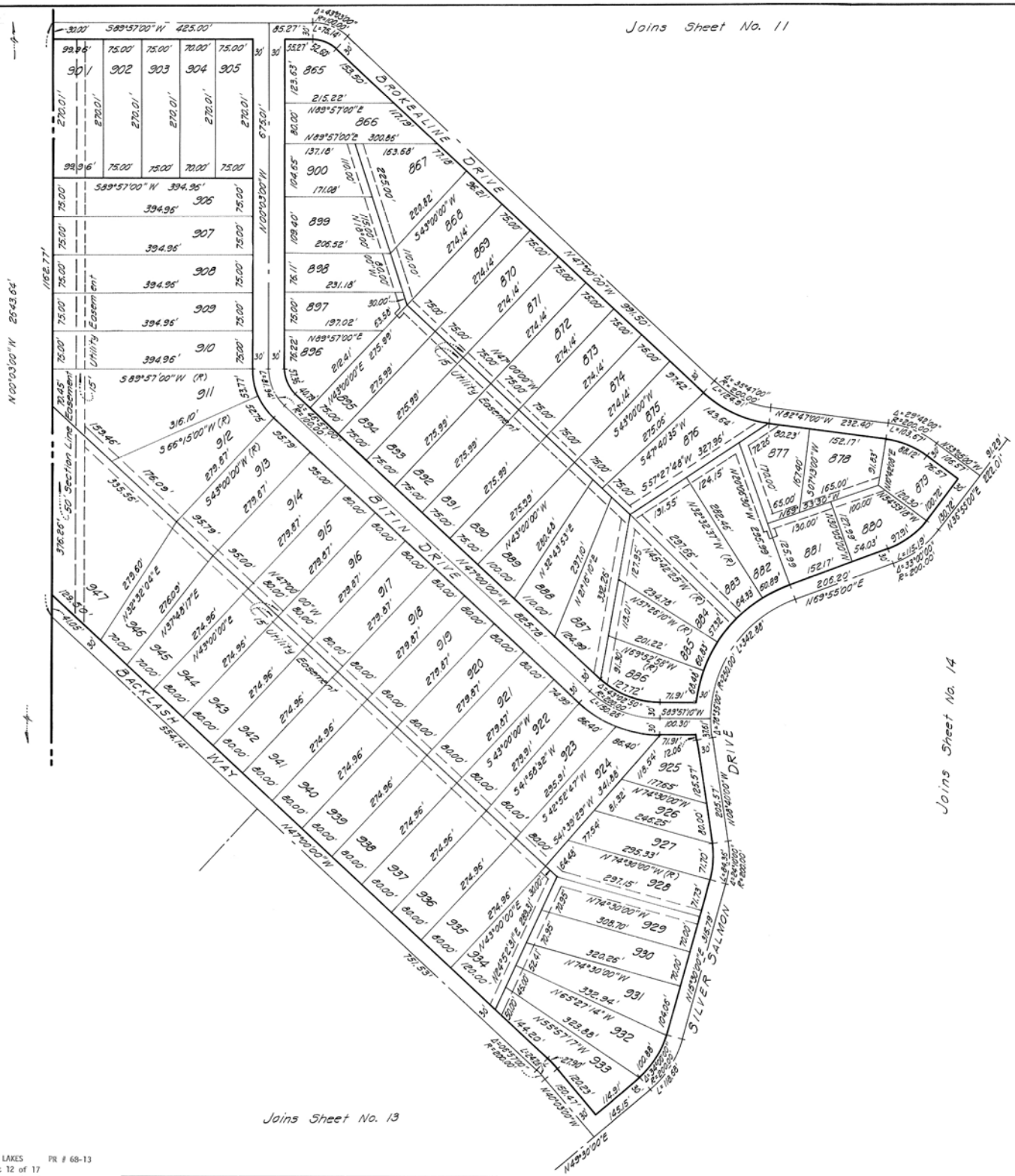
Revisions of 11-15-87

1. Moved centerline Hobbit Circle 50' west and corrected R.O.W. width to 50'; corrected centerline distance Caswell Lakes Road from centerline Hobbit Circle west to RT of curve.
2. Corrected following other dimensions: (a) lake traverse distance along Lake Road 100 and 101; (b) distance of southeasterly lot line of lot 100; distance along south R.O.W. line of Caswell Lakes Road between lot 100 and 'Point of Plane Lake Access' lot; (c) lake traverse bearings and distances from lot 100 thru lot 104;

- (d) Distance of north of line and bearings and distances of southeasterly and westerly lot lines of lot 103; bearing and distances of southeasterly and westerly lot lines of lot 108; (e) bearing of northwesterly lot line of lot 143;
3. Added bearing and distance file from westerly corner of lot 104 to island in Middle Caswell Lake.

PLAT OF
CASWELL
 SUBDIVISION
 LOCATED
 E/2 Sec. 11, W/2 Sec. 2, W/2
 T22N, R4W, S.M.
 TRUCK, NYMAN &
 Engineers and
 Anchorage,
 Disigned: _____ Date: _____
 Drawn: Jerry Roguska TH.P.
 Checked: Joe Hayes

Joins Sheet No. 11



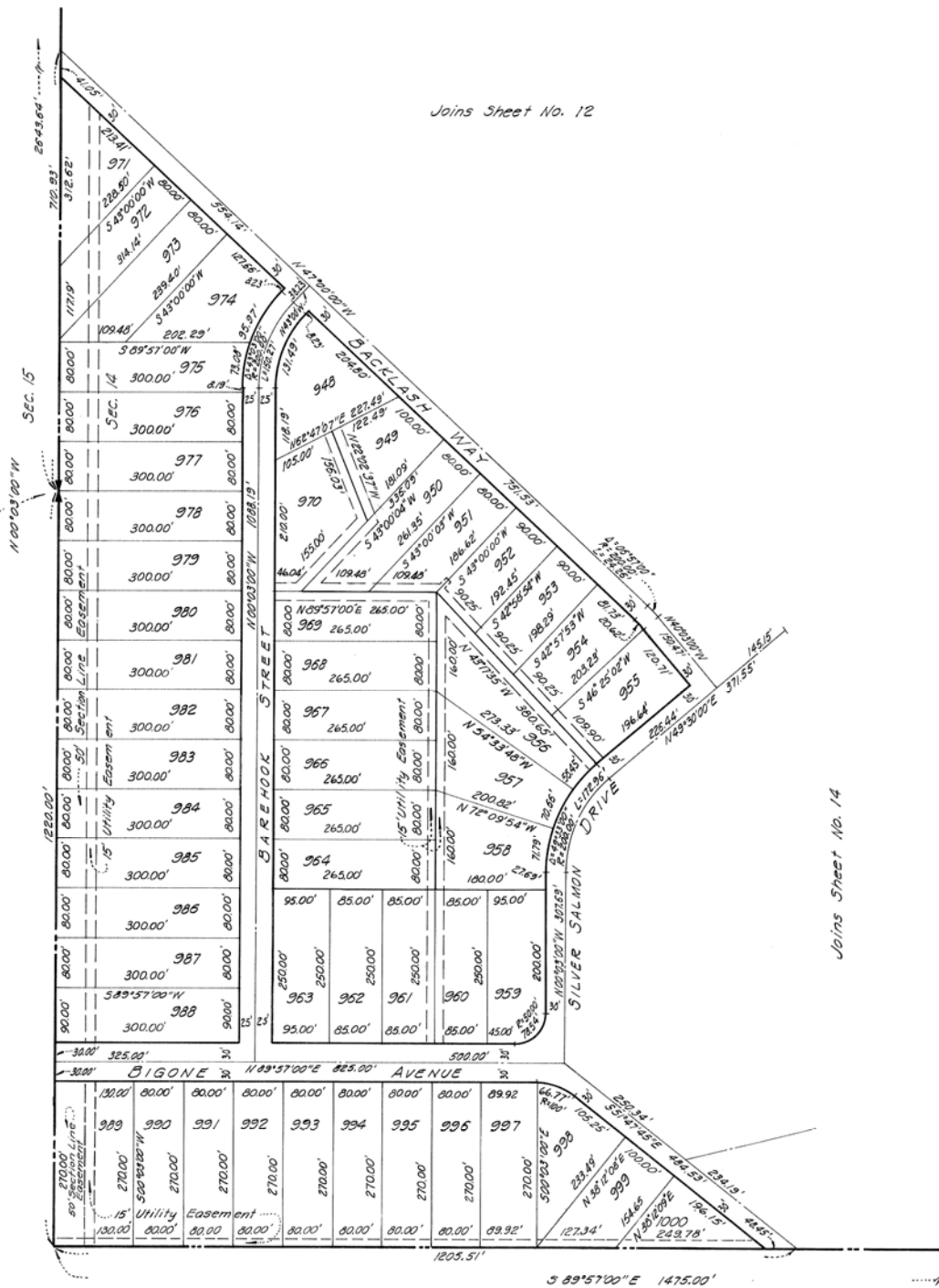
Joins Sheet No. 13

Joins Sheet No. 14



PLAT OF CASWELL SUBDIVISION	
LOCATED IN E1/2 Sec 11, W1/2 Sec 12, W1/2 T22N, R4W, S.M.	
TRYCK, NYMAN & Engineers and Anchorage,	
Designed:	Date:
Drawn: Jerry Rogusko	TNH F...
Checked: Joe Hayes	

Joins Sheet No. 12

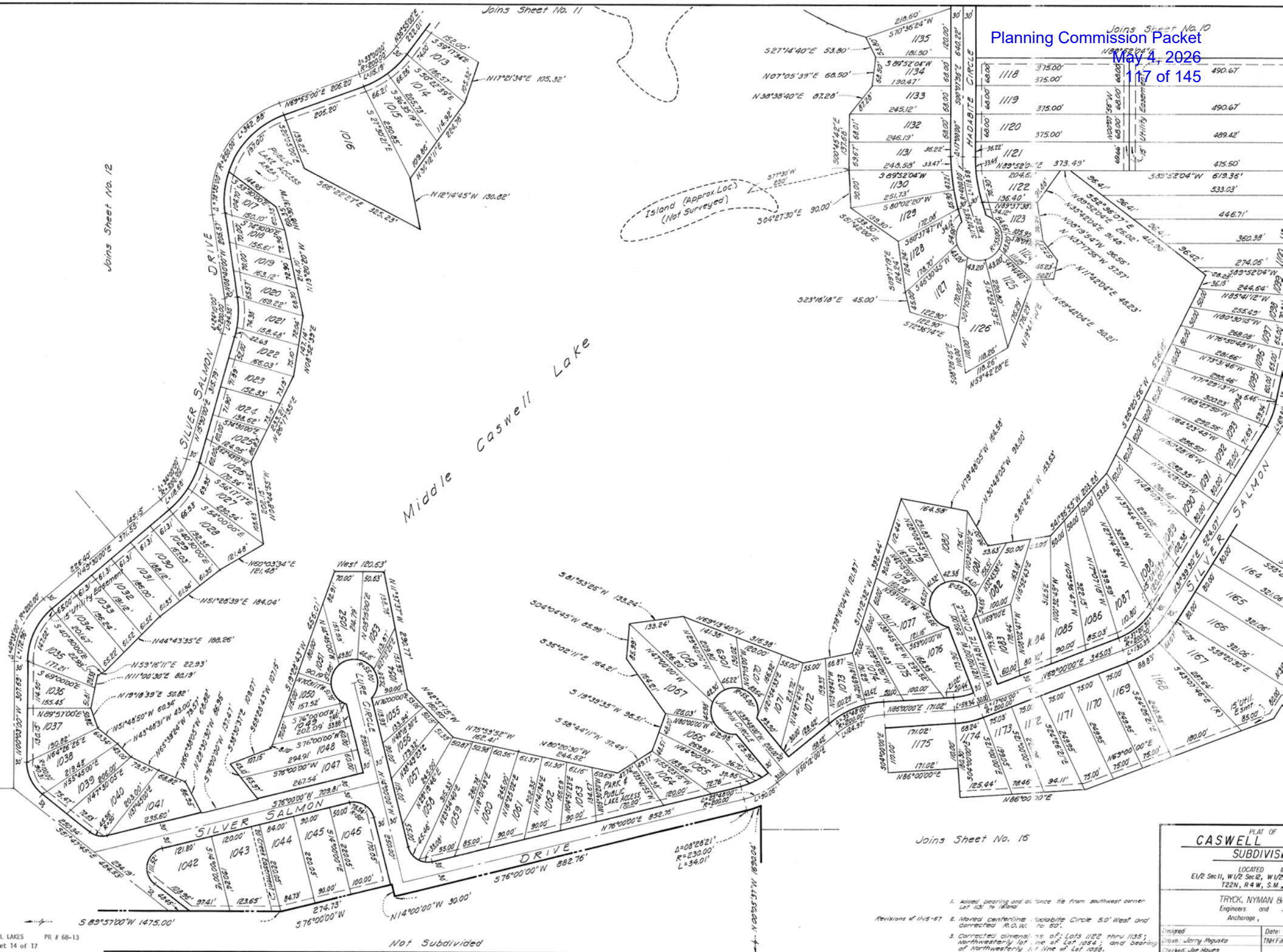


Joins Sheet No. 14

Not Subdivided

PLAT OF	
CASWELL	
SUBDIVISION	
LOCATED IN	
E1/2 Sec 11, W1/2 Sec 12, W1/2	
T22N, R4W, S.M.	
TRYCK, NYMAN &	
Engineers and S	
Anchorage,	
Designed:	Date:
Drawn: Jerry Roguska	TNN File:
Checked: Joe Hayes	

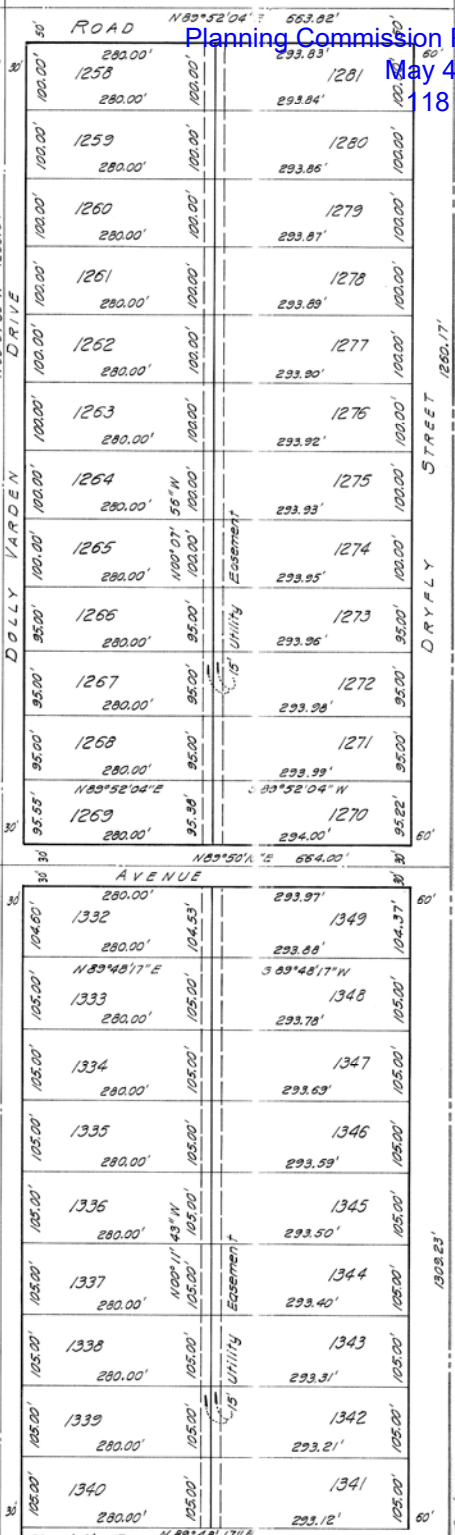
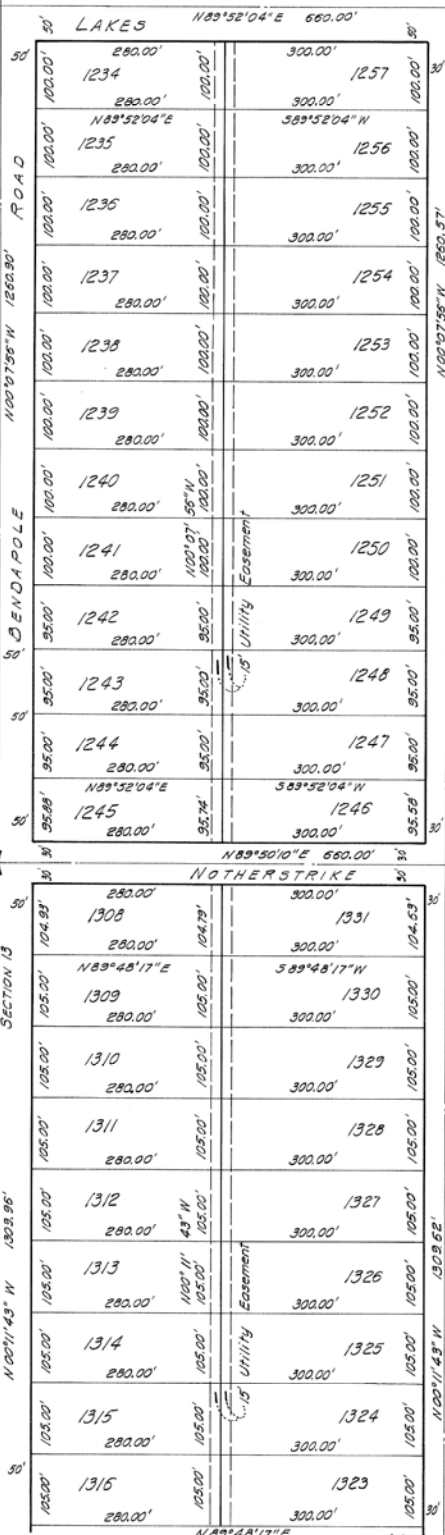
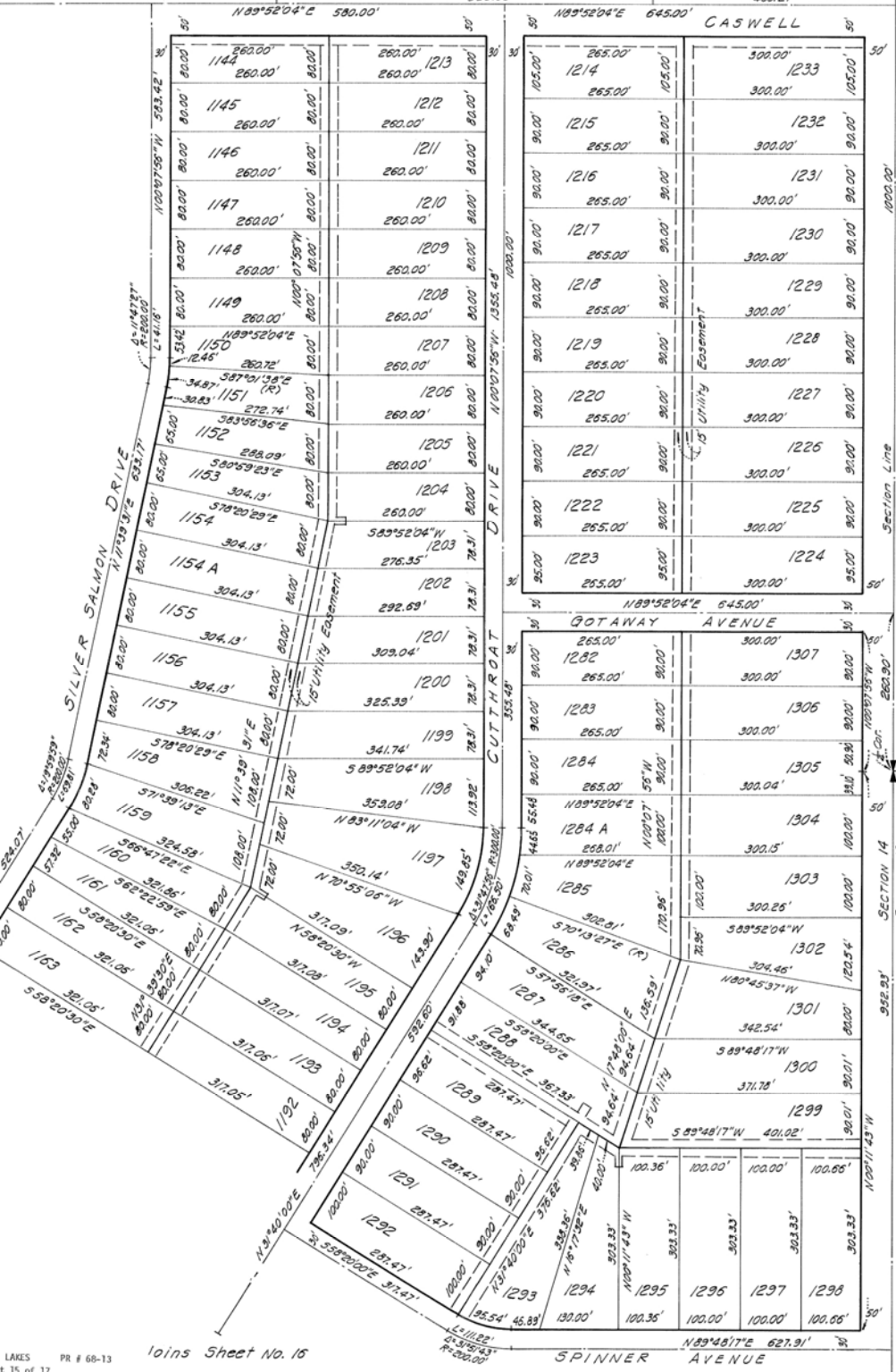
Revision No. 1 (11-15-57) Removed incorrect "Section Line Easement" and Relocated Utility Easement in vicinity of Lots 989 - 990.



PLAT OF CASWELL SUBDIVISION	
LOCATED IN E/2 Sec 11, W/2 Sec 2, T22N, R4W, S1M	
TRYCK, NYMAN & Engineers and Anchorage	
Designed By: Jerry August	Date: TNNF
Checked: Joe Hayes	

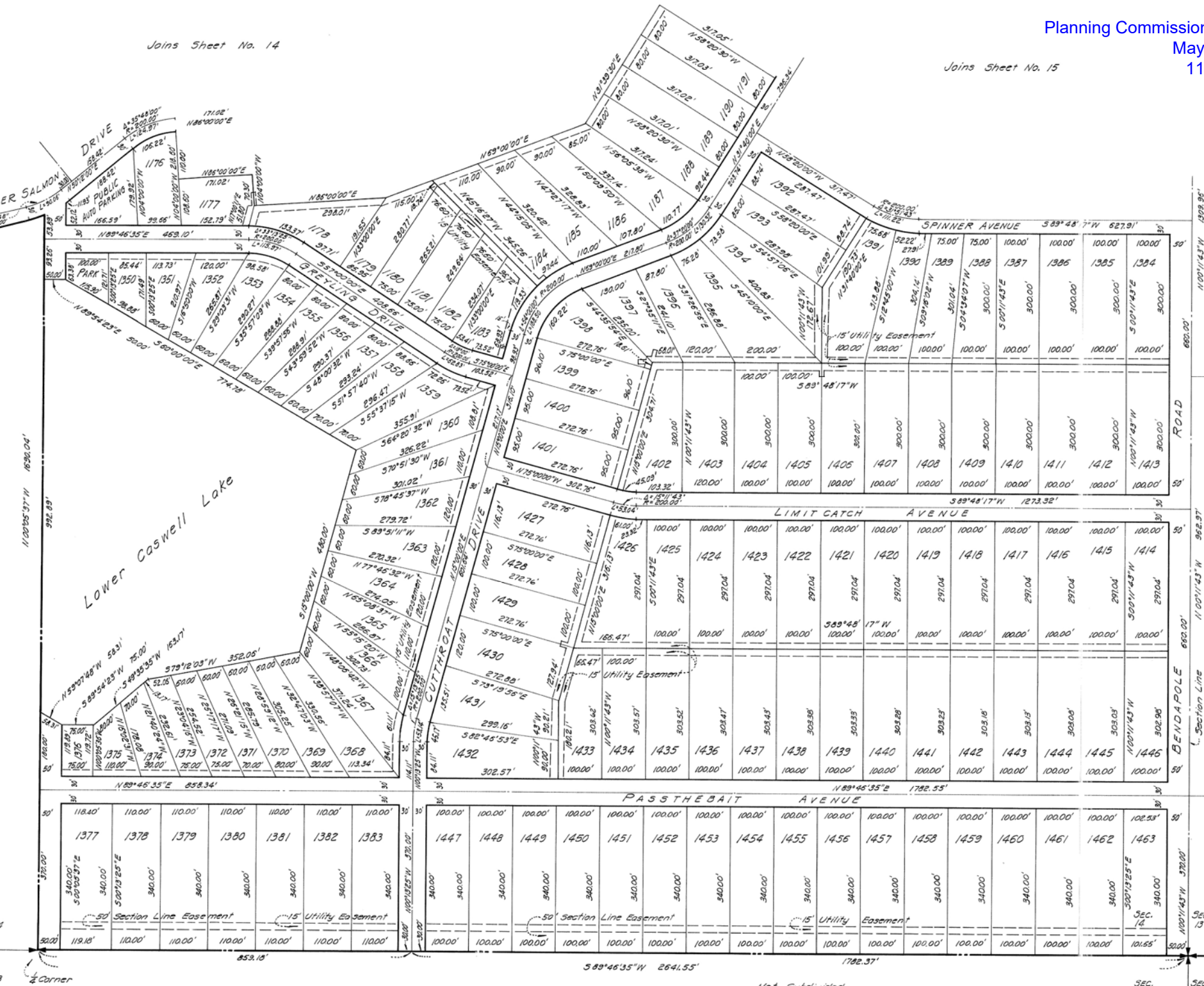
- Adjusted bearing and distance tie from southwest corner Lot 101 to Island
- Moved centerline of Middle Caswell Lake 5.0' West and corrected R.O.W. to 50'
- Corrected dimensions of Lots 112 thru 115; Northwest corner of Lot 104; and bearing of Northwest corner of Lot 105.

Planning Commission Packet
May 4, 2026
118 of 145



FLAT OF
CASWELL
SUBDIVISION
LOCATED IN
E/2 Sec 11, W/2 Sec 12, W/2
T22N, R4W, S.M.
TRYCK, NYMAN &
Engineers and
Anchorage, Inc.

Designed: _____ Date _____
Drawn: Jerry Aguiar TNAF
Checked: Joe Hayes



Joins Sheet No. 17

PLAT OF
CASWELL
SUBDIVISION
LOCATED IN
E1/2 Sec 11, W1/2 Sec 12, W1/2 Sec 13,
T22N, R4W, S.M., P. 10

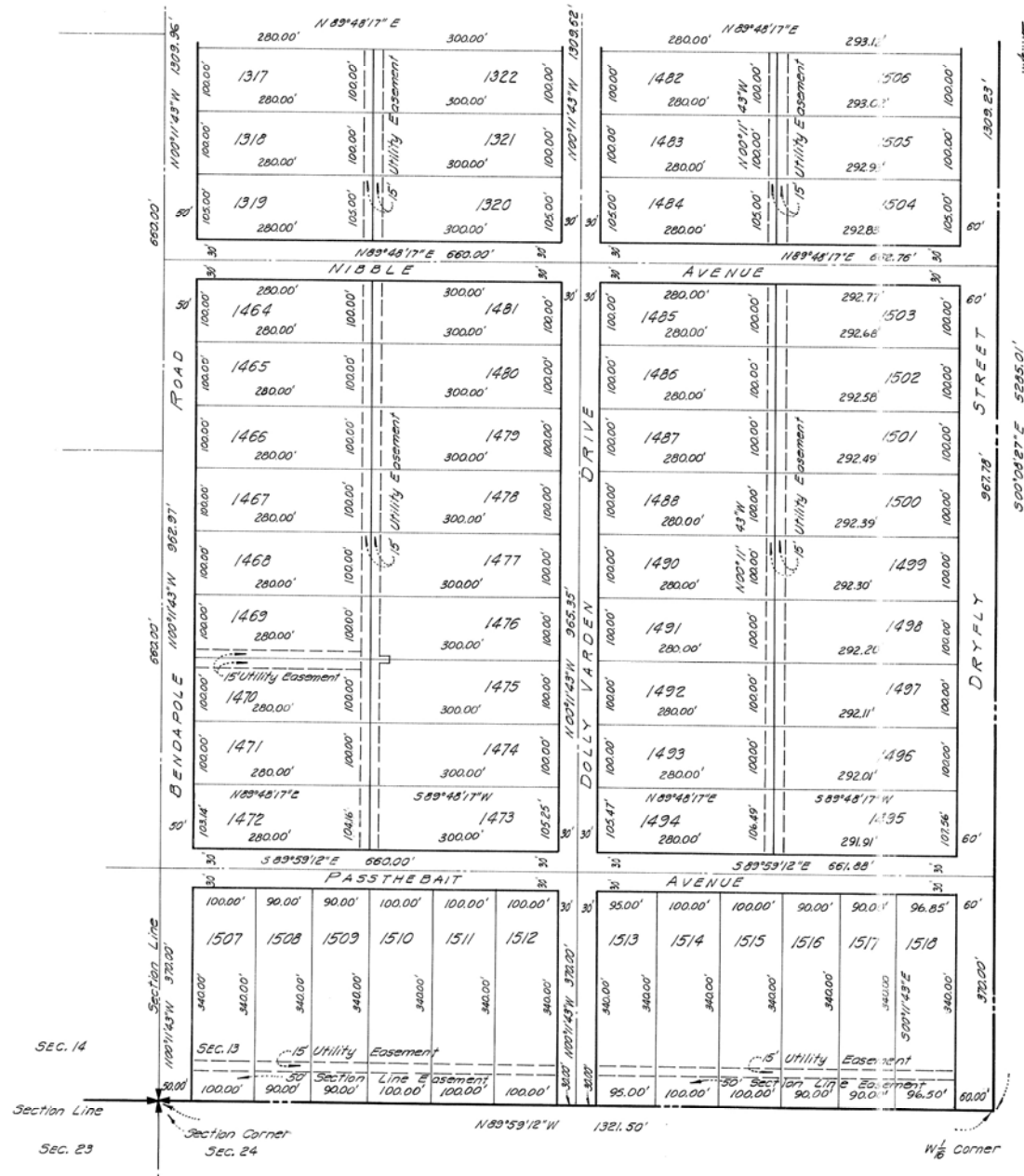
TRUCK, NYMAN &
Engineers and Surveyors
Anchorage, Alaska

Designed: _____ Date: _____
Drawn: Jerry Rogusko THJ File
Checked: Joe Hayes

Jains Sheet No. 15

Jains Sheet No. 15

Not Subdivided



Not Subdivided

PLAT OF
CASWELL
 SUBDIVISION
 LOCATED IN
 E/2 Sec 11, W/2 Sec 12, W/2
 T22N, R 4 W, S. M.,
 TRYCK, NYMAN &
 Engineers and S
 Anchorage,
 Designed: _____ Date: _____
 Drawn: Jerry Abgata TNH File
 Checked: Joe Hayes

Legal Properties

6070000L1050	0.2	Garage only	
6070000L1049	0.24	700	
6070000L1038	0.36	1166	
6070000L1034	0.29	1400	
6070000L1032	0.27	480	
6070000L1031	0.27	1202	
6070000L1027	0.32	560	
6070000L1026	0.22	240	
6070000L1023	0.26	720	
6070000L1022	0.28	3476	
6070000L1017	0.24	400	Mobile Trailer
6070000L1013	0.35	1168	
6070000L1012	0.27	1296	
6070000L1075	0.39	576	Unknown
6070000L1074	0.26	1440	
6070000L1072	0.38	544	
6070000L1070	0.23	637	
6070000L1067	0.49	912	
6070000L1064	0.26	576	
6070000L1062	0.3	1344	
6070000L1055	0.21	1008	
6070000L1142	0.47	672	

Average = .298 Average = 977

1997	95	Yes
1993	86	Yes
2008	140	Yes
2008	90	Yes
2019	90	Yes
2011	75	Yes
1996	75	Yes
2013	90	Yes
2024	79	Yes
2019	89	Yes
2023/1970	75	Yes
1992	90	Yes
1989	32	Yes (SLSB)
1978	75	Yes
2023	75	Yes
2023	85	Yes
1974	75	Yes
2021	10	Yes (Variance)
1973	14	Yes (GFR)
2010	86	Yes
2005	75	Yes
2000	80	Yes

Average = 76.4

Middle Caswell Lake Analysis - All Shoreline Properties

Tax ID	Acres	Structure Size	Second Structure	Year Built	Proximity to Water	Legal	Notes
6070000L1050	0.2	Garage only		1997	95	Yes	
6070000L1049	0.24	700		1993	86	Yes	
6070000L1048	0.39	No building					
6070000L1047	0.37	No building					
6070000L1041	0.41	No building					
6070000L1040	0.45	No building					
6070000L1039	0.3	No building					
6070000L1038	0.36	1166		2008	140	Yes	
6070000L1037	0.35						
6070000L1036	0.31	912		1983	39	No	
6070000L1035	0.41						
6070000L1034	0.29	1400		2008	90	Yes	
6070000L1033	0.27						
6070000L1032	0.27	480		2019	90	Yes	
6070000L1031	0.27	1202		2011	75	Yes	
6070000L1030	0.27						
6070000L1029	0.27						
6070000L1028	0.43						
6070000L1027	0.32	560		1996	75	Yes	
6070000L1026	0.22	240		2013	90	Yes	
6070000L1025	0.22						
6070000L1024	0.23	Unknown			74	Maybe	The property has a structure on it, but is not documented in assessments. Could be an RV
6070000L1023	0.26	720		2024	79	Yes	
6070000L1022	0.28	3476		2019	89	Yes	
6070000L1021	0.26						
6070000L1020	0.22	576	576	1982/2009	55	No	
6070000L1019	0.23						
6070000L1018	0.22						
6070000L1017	0.24	400	Mobile Trailer	2023/1970	75	Yes	
6070000L1016	1.32	900		1995	41	No	
6070000L1015	0.44	288		1980	27	No	
6070000L1014	0.39	1060		1992	27	No	
6070000L1013	0.35	1168		1992	90	Yes	
6070000L1012	0.27	1296		1989	32	Yes (SLSB)	
6070000L1011	0.29	1056	288	1995/1996	20	No	
6070000L1010	0.35						
6070000L1009	0.43	488	288/192	1994/1996/1997	36	No	
22N04W14B001	1	608		1994	22	No	
6070000L1142	0.47	672		2000	80	Yes	
6070000L1143	0.4						
6070000L1141	0.47						
6070000L1079	0.29						
6070000L1078	0.24						
6070000L1077	0.33						
6070000L1075	0.39	576	unknown	1978	75	Yes	
6070000L1074	0.26	1440		2023	75	Yes	
6070000L1073	0.25						
6070000L1072	0.38	544		2023	85	Yes	
6070000L1071	0.29	576		1978	62	No	
6070000L1070	0.23	637		1974	75	Yes	
6070000L1069	0.27						
6070000L1068	0.42	520		1984	35	No	
6070000L1067	0.49	912		2021	10	Yes (Variance)	
6070000L1066	0.4						
6070000L1065	0.33	672		1995	55	No	
6070000L1064	0.26	576		1973	14	Yes (GFR)	
6070000L1063	0.26						
6070000L1062	0.3	1344		2010	86	Yes	
6070000L1061	0.36						
6070000L1060	0.4	656		1978	20	No	
6070000L1059	0.45						
6070000L1058	0.43	760		1996	28	No	
6070000L1057	0.32						
6070000L1056	0.23						
6070000L1055	0.21	1008		2005	75	Yes	
6070000L1054	0.18						
7066000L1052A	0.79	963	344	1997	30	No	

Key	
	Legal
	No building
	Illegal
	No Data

Total = 67
 No Building = 26
 No Assessment Record = 5
 Illegal = 14
 Legal = 21
 39% Undeveloped
 31% Legal
 21% Illegal
 7% Unknown or No Data

Average Parcel Size 0.35

Findings of Fact – Application #010065

Questions – total SF? Covered decks?

Paul and Elizabeth Knecht

49562 S. Lure Circle

Tax ID# **6070000L1051**

Subdivision – Caswell Lakes

Acreage - .23 in borough records, survey records indicate .39 acres

Plat – 68-10

Bearings and distances around all lakes, named or unnamed, natural or artificial, indicate the meander line of a field survey made during the winter of 1966-67 and do not necessarily represent the true lakeward boundary of the respective lots bordering these lakes. The true lakeward lot line of said lots would be found by extending the respective side lot lines lakeward along the bearings shown to the water's edge which is expected to vary.

Owners of lots abutting on water shall have exclusive use of all land up to the water's edge whether such land is included in the legal description of a lot or not.

Continued existing level of lakes is uncertain.

Assembly District – 7

Total Square Feet – Unknown

Proposed Distance from waterbody – 32 Ft

West side lot line – 56

South side lot line – 10.9

ROW – 53.5

Survey conducted by Richard Wentworth December 20, 2024

Current use of the property is camping and lake access

Property does have an existing well located centrally on the parcel

Total = 67
No Building = 26
No Assessment Record = 5
Illegal = 14
Legal = 21

39% Undeveloped
31% Legal
21% Illegal
7% Unknown or No Data

Staff reviewed all parcels touching Caswell Lakes.

The average size house in this area is 977 square feet

The average distance from the water is 76 ft

The average lot size is .3 acres

Communication and Deficient Application Material

From: [Knecht, Paul A \(DOL\)](#)
To: [Rebecca Skjothaug](#)
Subject: Variance Application 2025-010065
Date: Wednesday, September 24, 2025 9:47:33 AM
Attachments: [Marked up 2024-074 Site Plan_DRAFT2 \(1\).pdf](#)
[Caswell Lakes Subdivision Lot 1051 Variance Narrative 9.22.2025.docx](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning, Rebecca,

I have rewritten my variance request per your sample. I hope this one explains in more detail for what you are requesting. I would also be happy to make a site visit to show you why we are requesting to put the cabin where it is shown. Thank you for your time and consideration in this matter.

Regards,

Knecht, Paul

State Electrical Inspector

Paul.knecht@alaska.gov

Cell 907-795-0980

Desk 907-707-1789

From: [Knecht, Paul A \(DOL\)](mailto:paul.knecht@dol.alaska.gov)
To: [Becca Skjothaug](mailto:Becca.Skjothaug@matsugov.us)
Subject: Re: Follow Up Variance Application - 49562 S. Lure Circle
Date: Friday, April 24, 2026 9:12:55 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I'll get back with you, I was thinking of going up this weekend.

Regards,

Knecht, Paul

State Electrical Inspector

Paul.knecht@alaska.gov

Cell 907-795-0980

Desk 907-707-1789

From: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Sent: Thursday, April 23, 2026 10:07 AM
To: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Subject: RE: Follow Up Variance Application - 49562 S. Lure Circle

Good morning,

I was curious if you had picture of the property I can include in the packet for the Commissioners?

Thank you,

Becca Skjothaug

Current Planner

Desk Phone (907)861-7862



From: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Sent: Monday, April 20, 2026 12:54 PM
To: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Subject: Re: Follow Up Variance Application - 49562 S. Lure Circle

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Yes Please, I would like a copy. Thank You.

Regards,

Knecht, Paul
State Electrical Inspector
Paul.knecht@alaska.gov
Cell 907-795-0980
Desk 907-707-1789

From: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Sent: Monday, April 20, 2026 12:44 PM
To: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Subject: RE: Follow Up Variance Application - 49562 S. Lure Circle

Hi Paul,

My apologies on updating you with the schedule. We are down a Planner right now and things have been hectic in the office. I wasn't able to get the public notice administered in time for an introduction for this evening's meeting and the introduction is pushed back to May 4. Essentially what an introduction entails is the Planning Commission members will be given the information about your variance request. During this meeting there is no discussion on the topic. I do not attend the meeting, and you will not need to either.

The second meeting on May 18, is where you will be able to provide your testimony on the application. I will give a brief staff report to the Commission and then they will ask you if you would like to speak. Generally Planning Commission meetings take around 30 minutes to complete. I will have the entire packet prepared by Wednesday of this week and will be happy to send that over to you. Once the agenda for the meeting is completed it will be accessible online, but I would be happy to send you a copy as well.

Let me know if you have any more questions and I am happy to help.

Becca Skjothaug

Current Planner

Desk Phone (907)861-7862



From: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Sent: Monday, April 20, 2026 11:54 AM
To: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Subject: Re: Follow Up Variance Application - 49562 S. Lure Circle

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Also I would like to sit in on the meeting today if still possible.

Regards,

Knecht, Paul
State Electrical Inspector
Paul.knecht@alaska.gov
Cell 907-795-0980
Desk 907-707-1789

From: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Sent: Monday, March 23, 2026 9:36 AM
To: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Cc: Dtdmtucker@gmail.com <dtdmtucker@gmail.com>
Subject: RE: Follow Up Variance Application - 49562 S. Lure Circle

Good morning,

I am interested in scheduling a public meeting with the Planning Commission for your variance application. This process can take up to 6-8 weeks depending on your schedule. I do need to send out a public notice prior to scheduling the meeting. Would an introduction date of April 20th and followed by a staff report and applicant participation date of May 4th work for you. The only meeting that you would be required to attend in is the May 4th meeting. This will be the opportunity for you to present your request to the Commissioners.

Please let me know if this schedule works for you.

Thank you,

Becca Skjothaug
Current Planner
Desk Phone (907)861-7862



From: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Sent: Monday, February 2, 2026 12:44 PM
To: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Cc: Dtdmtucker@gmail.com
Subject: Re: Follow Up Variance Application - 49562 S. Lure Circle

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Becca,

Yes we still want the variance.

Regards,

Knecht, Paul
State Electrical Inspector
Paul.knecht@alaska.gov
Cell 907-795-0980
Desk 907-707-1789

From: Becca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Sent: Monday, February 2, 2026 11:55 AM
To: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Subject: Follow Up Variance Application - 49562 S. Lure Circle

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, and happy Monday,

I just wanted to send a follow up email to ensure that you are still interested in pursuing a variance for your property located on 49562 S. Lure Circle, Tax ID# **6070000L1051**. Please let me know if you have any questions and still intend on moving forward with the application.

Have a wonderful day.

From: [Rebecca Skjothaug](#)
To: ["Knecht, Paul A \(DOL\)"](#)
Subject: RE: Variance Application 2025-010065
Date: Monday, September 29, 2025 2:41:00 PM
Attachments: [image001.png](#)

Thank you for your time and attention to my previous email. I understand that the property is challenging to work with due to its size and shape, and those limitations will certainly be taken into consideration when evaluating a variance request.

At this time, the current site plan shows that there is buildable area available that is not being utilized. Because of this, I am unable to recommend the plan as it stands. R&K Land Surveying's review indicates that portions of the property can meet the 75-foot setback, as well as other required setbacks, and this area has not been incorporated into the proposal.

When preparing your narrative for the variance, I encourage you to focus on the unique conditions of your property rather than surrounding properties. As the Current Planner, it is my role to research commonly enjoyed rights in the area and compile the associated data. For example, the property at 49567 S. Lure Circle does not have a variance permit and is not considered grandfathered.

Per MSB 17.65.030, a variance cannot be granted if:

1. The special conditions requiring the variance are created by the applicant, or
2. The variance is sought solely to address financial hardship or personal convenience.

I do understand your desire to remain in good standing with your neighbor by allowing them access to the property, as well as the convenience of the proposed location for boat launch access. However, these reasons alone are not considered sufficient grounds for granting a variance, as they fall under personal preferences.

That said, I am happy to continue processing the application as submitted if you wish. Please note that staff would not be able to recommend the current proposal to the Planning Commission, though the Commission is the ultimate decision-making body.

If you are open to relocating the structure so that it primarily fits within the buildable area, staff could then consider recommending the variance to the Planning Commission, provided that all five criteria outlined in MSB 17.65.020 are met and the request is not considered illegal.

Please let me know how you would like to proceed. I'm here to help guide the process and answer any questions you may have.

Rebecca Skjothaug

Current Planner

Desk Phone (907)861-7862



From: Knecht, Paul A (DOL) <paul.knecht@alaska.gov>
Sent: Wednesday, September 24, 2025 9:47 AM
To: Rebecca Skjothaug <Rebecca.Skjothaug@matsugov.us>
Subject: Variance Application 2025-010065

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning, Rebecca,

I have rewritten my variance request per your sample. I hope this one explains in more detail for what you are requesting. I would also be happy to make a site visit to show you why we are requesting to put the cabin where it is shown. Thank you for your time and consideration in this matter.

Regards,

Knecht, Paul

State Electrical Inspector

Paul.knecht@alaska.gov

Cell 907-795-0980

Desk 907-707-1789



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

September 9, 2025

To: Paul and Elizabeth Knecht,

Thank you for your recent variance application and the supporting materials you submitted. After reviewing the surveyed site plan, we determined that the proposed house location does not fall within the buildable land area available on your lot. For this reason, your variance request as currently submitted will fail to be recommended.

Moving forward, you have a couple of options:

- You may revise the plan to minimize encroachment into the waterbody setback area, and all other applicable setbacks.
- If your revised design fits fully within the buildable land area, I will be happy to issue a refund for the application fee.

*Please also note that setback regulations for waterbodies do not apply to **uncovered** decks, which may provide additional design flexibility as you update your plans.

If you intend on moving forward with the process, there are a couple of things to consider:

- The supporting narrative reflects your personal hardships in using the property, rather than referencing neighboring properties that may or may not have received variances.
- When writing the narrative portion of the application, be mindful that this variance request is asking the Planning Commission to allow development that is against the adopted regulations, so this is a persuasive document you will be writing, but without embellishment. Facts are very important; assumptions and opinions are less so. The Planning Commission knows little to nothing about this property, so write as if the reader knows nothing; nothing about the topography, nothing about the existing or proposed use.
- Address current Borough Comprehensive Plan guidelines for development when building your case.
- It is important to describe how the property will maintain or enhance native vegetation to help protect the waterbody.

- The Borough is not informed of whether you intend to install a septic system on the property. If so, please provide the proposed location, system design, and Alaska Department of Environmental Conservation (ADEC) approval documentation.

If you have any questions about these requirements or would like to discuss potential revisions, please don't hesitate to contact me. I will be glad to assist as you prepare your resubmittal.

Kind Regards,

Rebecca Skjothaug

Rebecca Skjothaug

Current Planner

Resolution

By: Rebecca Skjothaug
Introduced: May 4, 2026
Public Hearing: May 18, 2026
Action:

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-07

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A VARIANCE TO MSB 17.55.020 FOR THE CONSTRUCTION OF A DWELLING TO BE PLACED APPROXIMATELY 32 FEET FROM THE SHORELINE OF MIDDLE CASWELL LAKE SUBDIVISION, PLAT #68-10, PALMER RECORDING DISTRICT, STATE OF ALASKA, LOCATED AT 49562 S Lure Circle, TAX ID 6070000L1051.

WHEREAS Paul and Elizabeth Knecht, property owners, have applied for a variance under MSB 17.65 for a parcel located on Middle Caswell Lake, Alaska (Tax ID# **6070000L1051**).; and

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

WHEREAS, the subject lot is part of the Caswell Lakes Subdivision and was initially platted in 1968 before Borough setback and lot size regulations were established; and

WHEREAS, the subject parcel does not conform to the current Borough subdivision standards for lot size; and

WHEREAS, Middle Caswell Lake is located west of the subject parcel. To the north and south is a residential property with a cul-da-sac on the eastern boundary; and

WHEREAS, according to the application material, the subject parcel is approximately 0.39 acres; and

WHEREAS, there is buildable area as indicated on the survey conducted by Richard L. Wentworth on December 20, 2024; and

WHEREAS, Planning staff analyzed 67 parcels with lake frontage on Middle Caswell Lake; and

WHEREAS, Planning staff found the lakefront properties within the analysis are approximately 0.3 acres; and

WHEREAS, after conducting an analysis, the Planning staff found that there are 21 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, and these dwellings have an average size of 977 square feet; and

WHEREAS, the dwellings that may violate the setback requirements were not included in the average dwelling size calculation; and

WHEREAS, according to the application material, the applicant proposes building a 1,132 two-story structure; and

WHEREAS, according to the Planning staff's analysis, constructing an 1,132-square-foot dwelling is compatible with the surrounding area; and

WHEREAS, according to the application materials, the proposed structure is planned to be 10.9 feet away from the southern property line and 32 feet from Middle Caswell Lake (west), 56.8 feet from the northern proper line, and 53.5 feet from the eastern property line (ROW); and,

WHEREAS, based on the application material, the current land use consists of recreational and family activities; and

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

WHEREAS, based on the application materials, the applicant proposes preserving the natural shoreline and maintaining a buffer of undisturbed vegetation along the shoreline; and

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

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

WHEREAS, Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent,

compatible, effective, and efficient development within the Borough; and

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

WHEREAS, the variance request is not consistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) as the residential structure can be constructed on the lot without a setback variance, the structure is not placed as far back on the property as possible; and

WHEREAS, the subject parcel is not in a special land use district; and

WHEREAS, residential structures are allowed on this property; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby denies the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 26-07;

1. The 0.3-acre parcel has legal buildable area, which is not an unusual condition (MSB 17.65.020(A)(1)).
2. The strict application of the provisions of this title

- would not deprive the applicants of rights commonly enjoyed by others, as the application indicates the parcel is currently used for camping and outdoor recreation. The average size of dwellings within the analysis area is 977 square feet. The property is 0.3 acres of land, and there is legal buildable area on the property. Therefore, constructing an 1,132-square-foot cabin on the location indicated by the application materials is not a reasonable use of the land. (MSB 17.65.020(A)(2)).
3. Granting a variance will not be injurious to nearby property nor harmful to the public welfare (MSB 17.65.020(A)(3)).
 4. The proposed variance is not consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).
 5. Granting a variance will be more than necessary to permit a reasonable use of the property (MSB 17.65.020(A)(5)).
 6. The person seeking the variance did cause the need for the variance (MSB 17.65.030(A)(1)).
 7. The variance will not allow a land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).
 8. The variance is solely being sought to relieve pecuniary hardship or inconvenience (MSB 17.65.030(A)(3)).

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby deny the setback variance to construct a 1,132 two-story dwelling within the parcel located on Middle Caswell Lake, Alaska (Tax ID# **6070000L1051**, as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 18 day of May 2026.

, CHAIR

ATTEST

Lacie Olivieri
Planning Clerk

(SEAL)

YES:

NO:

DRAFT

COMMISSION BUSINESS



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Matsu.gov

MEMORANDUM

DATE: April 20, 2026

TO: Planning Commission

FROM: Alex Strawn, Planning and Land Use Director

SUBJECT: Tentative Future PC Items

Upcoming PC Actions

Quasi-Judicial

- Houdini's Herbs – Marijuana Retail Facility; 8164B01L001A (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Heindel)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Rick Benedict)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 8211000L001 (Staff: Rick Benedict)
- Alaska Gravel Company – Earth Materials Extraction; 21N04W18C004 (Staff: Rebecca Skjothaug)
- Hart Variance - Tax ID# 8578B05L015A (Staff: Natasha Heindel)
- Bad Gramm3r LLC – Marijuana Retail Facility; 1068000L020 (Staff: Rick Benedict)
- McIntyre Farms LLC – Marijuana Cultivation Facility; 6025B02L007 (Staff: Rick Benedict)
- Riordan Variance - Tax ID# 6041B08L010 (Staff: Rebecca Skjothaug)

Legislative

- Historic Preservation Plan (HPP) (Staff: Paul Clark)
- MSB Borough-Wide Comprehensive Plan (Staff: Jason Ortiz/Alex Strawn)