

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice-Chair
Richard Allen, District 2 – Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
VACANT, District 6
Curt Scoggin, District 7



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT
Alex Strawn, Planning & Land Use Director
Jason Ortiz, Planning & Land Use Deputy Director
Wade Long, Development Services Manager
Fred Wagner, Platting Officer
Lacie Olivieri, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

January 19, 2026
REGULAR MEETING
6:00 p.m.

Ways to participate in the meeting:

IN-PERSON: You will have 3 minutes to present your oral comment.

IN WRITING: You can submit written comments to the Planning Commission Clerk at msb.planning.commission@matsugov.us.

Written comments are due at noon on the Friday prior to the meeting.

TELEPHONIC TESTIMONY:

- Dial 1-855-290-3803; you will hear “joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear, “Your hand has been raised.”
- When it is your turn to testify, you will hear, “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough - YouTube

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

II. APPROVAL OF AGENDA

III. PLEDGE OF ALLEGIANCE

IV. CONSENT AGENDA

A. MINUTES

Regular Meeting Minutes: January 5, 2025

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Resolution 25-28

A Variance In Accordance With MSB 17.65 Variances. Alan & Gloria Hunsuck and Dylan & Sabrena Stenger Submitted An Application For A Variance From The 75-Foot Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,500 Square Foot Cabin At Its Closest Location Of 27-Feet From Big Lake.

Staff: Rebecca Skjothaug, Current Planner

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (*Mandatory Midnight*)

Individuals with disabilities requiring reasonable accommodations 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

January 5, 2026

(Pages 4-9)

MATANUSKA-SUSITNA BOROUGH

Edna DeVries, Mayor

PLANNING COMMISSION
Doug Glenn, District 1 – Vice Chair
Richard Allen, District 2 - Chair
Brendan Carpenter, District 3
Michael Collins, District 4
Linn McCabe, District 5
Maksim Zagorodniy, District 6
Curt Scoggin, District 7



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*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

PLANNING COMMISSION MEETING MINUTES January 5, 2026

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

The Matanuska-Susitna Borough Planning Commission's regular meeting was held on January 5, 2026, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. Chair Carpenter called the meeting to order at 6:00 p.m.

Present: – Commissioner Carpenter
Commissioner Collins- Called in
Commissioner McCabe
Commissioner Zagorodniy
Commissioner Scoggin

Absent/Excused: Commissioner Glenn
Commissioner Allen

Staff Present: – Mr. Alex Strawn, Planning and Land Use Director
Ms. Lacie Olivieri, Planning Department Admin
Ms. Denise Michalske, Assistant Borough Attorney

II. APPROVAL OF AGENDA

Chair, Carpenter, inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McCabe.

IV. CONSENT AGENDA

A. MINUTES: Regular Meeting Minutes – December 15, 2025

B. INTRODUCTION FOR PUBLIC HEARING QUASI-JUDICIAL MATTERS

Resolution 25-28 A Variance In Accordance With MSB 17.65 Variance. Alan & Gloria Hunsuck and Dylan & Sabrena Stenger Submitted An Application For A Variance From The 75-Foot Setback Requirements Under MSB 17.55, To Allow For Construction Of A 1,500 Square Foot Cabin At Its Closest Location Of 27-Feet From Big Lake.

Public Hearing Date: January 19, 2026

Staff: Rebecca Skjothaug, Current Planner

C. INTRODUCTION FOR PUBLIC HEARING LEGISLATIVE MATTERS
(There were no Legislative Introductions)

Chair Carpenter read the Consent Agenda into the record.

GENERAL CONSENT: The Consent Agenda was approved without objection.

V. **COMMITTEE REPORTS**
(There were no committee reports.)

VI. **AGENCY/STAFF REPORTS**
(There were no Agency/Staff Reports)

VII. **LAND USE CLASSIFICATIONS**

Resolution 25-29 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of 5256000T00A As General Use Land For The Purpose Of A Lease To Install A Cellular Communication Tower (MSB007983).

Staff: Suzanne Reilly, Asset Manager

Chair Carpenter read the resolution title into the record.

Staff, Mr. Peter Burton, presented a staff report on behalf of Suzanne Reilly.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioners had no questions for staff.

Chair Carpenter opened the public hearing.

There being no persons to be heard, Chair Carpenter closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-29. The motion was seconded by Commissioner Scoggin.

VOTE: The motion passed without objection.

Resolution 25-30 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Classifying A Portion Of 18N03W09A001 As Reserved Use Land For The Purpose Of A Shooting Range (MSB008238).
Staff: Peter Burton, Land Management Specialist

Chair Carpenter read the resolution title into the record.

Staff, Mr. Peter Burton, presented his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Commissioner Carpenter asked questions of staff.

Chair Carpenter opened the public hearing.

Linda Oxly
Kelton Hansley
Darcie Morgan
Robert Morgan
Raymond Smyth

There being no persons to be heard, Chair Carpenter closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner Scoggin moved Planning Commission Resolution 25-30. The motion was seconded by Commissioner McCabe.

Discussion ensued.

VOTE: The motion passed without objection.

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

There being no persons to be heard, Audience Participation was closed without objection.

IX. PUBLIC HEARING QUASI-JUDICIAL MATTERS
(There were no Quasi-Judicial Matters.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

Resolution 25-25 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending

MSB 8.55, Special Events, To Repeal The Surety Bond Requirement Standards.

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioners had no questions for staff.

Chair Carpenter opened the public hearing.

There being no persons to be heard, Chair Carpenter closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-25. The motion was seconded by Commissioner Zagorodniy.

Discussion ensued

VOTE: The motion passed without objection.

Resolution 25-26 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 17.67, Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, And Other Tall Structures; To Reduce The Minimum Setback Requirements For New Telecommunications Towers.

Public Hearing Date: January 5, 2026

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Chair Carpenter opened the public hearing.

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

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-26. The motion was seconded by Commissioner Scoggin.

VOTE: The motion passed without objection.

Resolution 25-27 A Resolution Of The Matanuska-Susitna Borough Planning Commission Recommending Approval Of An Ordinance Amending MSB 15.24 Assembly; Zoning Functions To Update The Process Of Initiating And Amending Lake Management Plans And A Resolution Establishing A Fee For Processing Requests For Lake Management Plans Under MSB 15.24 Assembly; Zoning Functions.

Public Hearing Date: January 5, 2026

Staff: Alex Strawn, Planning and Land Use Director

Chair Carpenter read the resolution title into the record.

Staff, Mr. Alex Strawn, presented his staff report.

Chair Carpenter inquired if commissioners had any questions for staff.

Commissioner McCabe asked questions of staff.

Chair Carpenter opened the public hearing.

There being no persons to be heard, Chair Carpenter closed the public hearing, and the discussion moved to the Planning Commission.

MOTION: Commissioner McCabe moved Planning Commission Resolution 25-27. The motion was seconded by Commissioner Zagorodniy.

VOTE: The motion passed without objection.

XI. CORRESPONDENCE AND INFORMATION

(Correspondence and information were presented, and no comments were noted)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items *(Staff: Alex Strawn)*
(Commission Business was presented, and no comments were noted.)

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner McCabe: Thanks to the staff for your good reports. I urge the people that came here about the shooting range to keep your eye out for the Assembly meeting

and if you want more input show up and talk to the assembly at that time.
And thanks for your good job as acting chair.

Commissioner Scoggin: No Comment.

Commissioner Carpenter: I hope everyone has a safe journey home, the other side of the Valley seems to have a lot more snow. I wanted to thank you guys for coming and talking, it does mean a great deal, especially with the weather. Happy New year.

Commissioner Zagorodniy: Happy New year, hopefully we have a good 2026

Director Strawn: Great job, Chair Carpenter. Be careful doing such a good job, you may get selected for this again in the future.

XVI. ADJOURNMENT

The regular meeting adjourned at 6:56 p.m.

RICHARD ALLEN
Planning Commission Chair

ATTEST:

LACIE OLIVIERI
Planning Commission Clerk

Minutes approved: _____

QUASI-JUDICIAL PUBLIC HEARING

Resolution No. PC 25-28

(Pages 10 - 73)

Variance 17.65

Resolution

By: Rebecca Skjothaug
Introduced: January 5, 2025
Public Hearing: January 19, 2025
Action:

**MATANUSKA-SUSITNA BOROUGH PLANNING
COMMISSION RESOLUTION NO. 25-28**

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 27 FEET FROM THE SHORELINE OF BIG LAKE ON LONG ISLAND LOT 2-B, LONG IS RSB L/02 & 3 Lot 2-B and located within Section 17, Township 3 North, Range 19 West, PLAT #71-83, PALMER RECORDING DISTRICT, STATE OF ALASKA, LOCATED ON LONG ISLAND, BIG LAKE ALASKA TAX ID # 6149000L002-B.

WHEREAS, Alan & Gloria Hunsuck and Dylan & Sabrena Stenger are requesting a variance to MSB 17.55.020 to construct an additional 1,500 square foot cabin at its closest location of 27 feet from Big Lake, on Shepard's Island, Big Lake, Tax ID #6149000L002-B; 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 South Big Lake Alaska Subdivision and was initially plated in 1971 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, Big Lake is located north and south of the subject parcel, and east and west of the subject parcel are residential properties; and

WHEREAS, according to the Borough Assessments data, the subject parcel is approximately 0.28 acres; and

WHEREAS, according to the application material, has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest; and

WHEREAS, An overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback; and

WHEREAS, the proposed residential cabin will only occupy 12% of the total parcel; and

WHEREAS, Planning staff analyzed all 48 lakefront parcels on Long Island of Big Lake and found that 39 of them contain residential structures; and

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

WHEREAS, after conducting an analysis, the Planning staff found that there are 39 lakefront parcels with dwellings that appear

to meet the 75-foot setback criteria, have legal non-conforming status or a granted variance, and these dwellings have an average size of 1,332 square feet; and

WHEREAS, Planning staff found the lakefront properties within the analysis area vary in size from 0.24 to 1.24 acres; and

WHEREAS, development within the analysis area averages 1,332 square feet; and

WHEREAS, according to the application material, the applicant proposes building a residential cabin of 1,500 square foot single-story structure; and

WHEREAS, according to the application materials, the proposed residential cabin will adhere to all other setbacks from the side lot lines, northern waterbody setback, and the utility setback; and

WHEREAS, according to the application material, the subject parcel has 221.02 feet of shoreline on Big Lake on the northern and southern end of the subject parcel; and

WHEREAS, based on the application materials, the applicant proposes preserving a minimum of 50% of undisturbed native vegetation of the shoreline bank; and

WHEREAS, according to the application materials, the applicant was provided with an Alaska Fish & Game permit to reconstruct the dock on February 24, 2025; and

WHEREAS, in 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies; 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, the Big Lake Comprehensive Plan (2009 update), by design, does not set out precise binding rules on development but instead provides general goals on the type of place the community wants to be in the future and then outlines general strategies to reach those goals; and

WHEREAS, Goal (LU&E-3) of the Big Lake Comprehensive Plan Update (August 2009) is to "Protect the natural environment; and

WHEREAS, Goal {LU&E-4) of the Big Lake Comprehensive Plan Update {August 2009) is to "Provide for freedom to enjoy our properties; 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 consistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) as the residential structure cannot be constructed on the lot without a setback variance, the structure is placed as far back on the property as possible, and the structure is similar to surrounding development; and

WHEREAS, according to the Planning staff's analysis, constructing an 1,500-square-foot dwelling is compatible with the surrounding area; 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 adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 25-28;

1. The 0.28-acre parcel has no legal buildable area due to the 75' building setback and the utility easement that runs east-west through approximately the middle of the property, which is an unusual condition (MSB 17.65.020(A)(1)).
2. The strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others, as the subject lot has certain unique conditions and circumstances that apply. The average size of dwellings within the analysis area is 1,332 square feet. The property is 0.28 acres of land. Therefore, constructing an 1,500 square-foot cabin on the property is 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 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 no more than necessary to permit reasonable use of the property (MSB 17.65.020(A)(5)).
6. The person seeking the variance did not cause the need for the variance (MSB 17.65.030(A)(1)).
7. The variance will not allow land use in a district in which that use is prohibited, as residential structures are allowed on this site (MSB 17.65.030(A)(2)).

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

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby approves the 27 FEET FROM THE SHORELINE OF BIG LAKE ON LOT 2-B, LONG IS RSB L/02 & 3 Lot 2-B and located within Section 17, Township 3 North, Range 19 West, PLAT #71-83, PALMER RECORDING DISTRICT, STATE OF ALASKA, LOCATED ON LONG ISLAND, BIG LAKE ALASKA TAX ID #6149000L002-B, as referenced in the application material.

ADOPTED by the Matanuska-Susitna Borough Planning Commission

this day of January 2026.

CHAIR

ATTET

Lacie Olivieri
PLANNING CLERK

(SEAL)

Staff Report



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: January 19, 2026

File Number: **VARY-2025-010063**

Applicant: Alan & Gloria Hunsuck and Dylan & Sabrena Stenger

Property Owner: Alan & Gloria Hunsuck and Dylan & Sabrena Stenger

Request: Planning Commission Resolution 25-28
Request for a Variance – MSB 17.65

Location: Long Island, Big Lake Alaska, Tax ID# **6194000L002-B**; within Township 17 South, Range 3 West, Section 19, Seward Meridian

Size of Property: .28 acres

Reviewed By: Alex Strawn, Planning and Land Use Director
Wade Long, Development Services Manager

Staff: Rebecca Skjothaug – Current Planner

Staff Recommendation: Approval

EXECUTIVE SUMMARY

Alan & Gloria Hunsuck and Dylan & Sabrena Stenger, property owners, have applied for a variance under MSB 17.65 for a parcel located on Long Island, Big Lake, Alaska (Tax ID# **6194000L002-B**). The proposed structure will be situated as close as 27 feet from Big Lake. The structure will total 1,500 square feet and subsequently be located within the 75-foot waterbody setback area. Per borough code 17.55.020, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

MSB 17.65 requires a variance permit for residential structures uses within the setback are as highlighted in MSB 17.55. As of 17.65.020 – *In order to grant a variance to the regulations of MSB title 17, the planning commission must find that each of the following requirements has been met:*

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

LAND USE

Existing Land Use:

The subject property, Tax ID #6194000L002-B, identified as LONG IS RSB L/02 & 3 Lot 2-B and located within Section 17, Township 3 North, Range 19 West, lies on Long Island in Big Lake within the Big Lake Community Council area. The parcel was platted under Plat No. 71-83 on September 10, 1971, prior to the establishment of borough setback and minimum lot size requirements. The lot measures approximately 0.28 acres (12,400 square feet) and has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest. An overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback. No additional restrictions or notes are identified on the recorded plat. The applicant proposes construction of a 30-foot by 50-foot single-family dwelling. A survey of the property was prepared by Scott Holm on February 24, 2025. Long Island does not have any roads accessing any point on the island and it is required to access all parcels by use of the waterbody.

Surrounding Land Uses:

Long Island is located within Big Lake in the Matanuska-Susitna Borough and is characterized by low-intensity residential and recreational land uses. Development on the island is limited and generally consists of seasonal or single-family residential cabins, accessory structures, and small private docks supporting water-dependent access. Land use patterns emphasize preservation of the island's natural character, with substantial areas remaining undeveloped and vegetated with native vegetation cover. Due to its island setting, access is primarily by boat, and infrastructure such as roads, utilities, and public services is minimal or absent. Uses are largely consistent with surrounding Big Lake shoreline development, which prioritizes residential enjoyment, recreation, and environmental stewardship, while maintaining the lake's function as a valued natural and recreational resource.

Commonly Enjoyed Uses Analysis:

Planning staff conducted an analysis using Borough Assessment files and GIS systems. Staff analyzed the parcels with lake frontage on Long Island. According to MSB 17.65.020(2) *The strict application of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties under the terms of this title.* An analysis of commonly enjoyed rights within the Long Island subdivision in Big Lake examined a total of 48 properties, of which 39 are legal through adhering to applicable setbacks, Grandfather Rights, and previously allocated variances. Long Island encompasses approximately 31.86 acres and is located within the Big Lake Community Council area and Assembly District 5. Development on the island is predominantly residential, with a total of 42 residential properties, one commercial property, and five undeveloped parcels. Existing development reflects modest residential use, with an average structure size of approximately 1,332 square feet and an average year built of 1977. Lot sizes on the island range from approximately 0.24 acres at the smallest to 1.24 acres at the largest. Structures are generally situated close to the shoreline, with an average approximate distance of 55.125 feet from the waterbody, reflecting historic development patterns and shared access to the lake as a common and defining feature of the subdivision.

All calculations of applicable criteria and findings provided by staff will use only legal parcels and parcels that are not in violation of any MSB setback regulations.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

Borough staff mailed a total of 11 notices on December 12, 2025, to all property owners located on Long Island, and any other subject parcels within 600 feet of the subject lot. The Frontiersman published the public hearing notice in the December 12, 2025, issue. Staff posted the application material on the Borough's website and emailed the public notice, application material, and a request for comments to outside agencies and the Big Lake Community Council on December 12, 2025.

Staff has received one comments from the public in favor of granting the variance.

Section 17.65.020 Requirements for Granting a Variance

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

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

Findings of Fact:

1. The subject lot is part of the Long Island Subdivision, Big Lake Alaska, and was initially platted in 1971 before Borough setback and lot size regulations were established.
2. Big Lake is located to the south and north of the subject parcel. To the west and east is a residential property.

3. According to the application material, the subject lot measures approximately 0.28 acres (12,400 square feet) and has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest.
4. According to the application material an overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback.
5. According to the application materials, the buildable land is a small section of land on the south side of the property. The buildable area is 27' from the ordinary high-water of Big Lake, on the south side and 75 feet from the ordinary high-water of Big Lake, on the north side of the property.
6. According to the application there is no portion of the lot that will adhere to all waterbody setbacks, and platted utility line setbacks.

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

Conclusion of Law: Based on the findings, the 0.28-acre parcel has limited legal building area due to the 75' building setback and the overhead utility line setback of 15-feet, which is an unusual condition (MSB 17.65.020(A)(1)).

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

7. Planning staff analyzed 48 parcels with lake frontage on Long Island of Big Lake.
8. Planning staff found the lakefront properties within the analysis area vary in size from 0.24 to 1.24 acres.
9. Development within the analysis area reflects modest residential use, with an average structure size of approximately 1,332 square feet
10. After conducting an analysis, the Planning staff found that there are 39 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, have legal non-conforming status or a granted variance.
11. The dwellings that may violate the setback requirements were not included in the average dwelling size calculation.
12. According to the application material, the applicant proposes a residential cabin of 1,500 square foot residential single-story structure 27-feet from Big Lake.
13. According to the application materials, the proposed residential cabin will adhere to all other setbacks from the side lot lines, northern waterbody setback, and the utility setback.

14. Big Lake is located south and north of the subject parcel. To the east and west is a residential property.

Discussion: Real property owners are granted a series of rights over their land, chief among these being the right to use and enjoy the premises as they see fit. This encompasses a wide range of activities, from residential to commercial purposes, allowing property owners considerable freedom in utilizing their land. However, this freedom is not absolute and is subject to certain legal restrictions to promote orderly development and ensure the community's welfare. For example, property owners must comply with the Borough's zoning laws and regulations, including how far structures must be set back from property lines, waterbodies, and public rights-of-way.

The planning staff used the Borough Assessment files and GIS systems to conduct an analysis. The study area's average dwelling size was the focus of our analysis. We excluded any properties featuring dwellings that appeared to fall within the 75-foot waterbody setback to maintain our findings' integrity. Our analysis aims to reflect lawful property use and development patterns within the area of interest by excluding non-compliant properties.

Conclusion of Law: Based on the above findings, the strict application of the provisions of this title would deprive the applicants of rights commonly enjoyed by others, as the subject lot has certain unique conditions and circumstances that apply. The average size of dwellings within the analysis area is 1,332 square feet. The property is 0.28 acres of land, and limited to development because of a utility easement that runs east-west through the middle of the property. Therefore, constructing an 1,500 -square-foot residential cabin within the 75' setback on the property is a reasonable use of the land. (MSB 17.65.020(A)(2)).

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

Findings of Fact:

15. According to the application material, the applicant proposes building a residential cabin of 1,500 square foot single-story structure within the 75' setback regulation.
16. According to the application material, the applicant proposes a residential cabin of 1,500 square foot residential single-story structure 27-feet from Big Lake of the southern end of the subject parcel.
17. According to the application materials the proposed residential cabin will only occupy 12% of the total parcel.
18. According to the application materials, the proposed residential cabin will adhere to all other setbacks from the side lot lines, northern waterbody setback, and the utility setback.
19. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
20. According to the application material, the subject parcel has a total of 221.02 feet of shoreline on Big Lake on the northern and southern end of the subject parcel.
21. Based on the application materials, the applicant proposes preserving approximately 100% of undisturbed native vegetation of the shoreline bank besides the access and egress from the subject parcel to the dock.

22. According to the application materials, the applicant was provided with an Alaska Fish & Game permit to reconstruct the dock on February 24, 2025.

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

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

COMPREHENSIVE PLAN

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

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

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

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

One of the strategies to achieve the broad goals is to “Establish Community-Wide Development Guidelines.” Some of the guidelines that pertain to this property are as follows:

- **Natural Vegetation/Site Disturbance** – *Encourage retention of existing natural vegetation and replant disturbed areas. Grading and clear-cutting of the entire parcel prior to selling or developing land is strongly discouraged.*
- **Protection of Water Quality** – *Use of land adjoining waterbodies should be designed to minimize impacts on water quality. Actions to achieve this goal include minimizing removal of natural vegetation along the majority of the edge of lakes, streams or wetlands, to keep lawn chemicals, silt, and septic effluents out of the watershed, to inhibit bank erosion and provide habitat for wildlife such as ducks and loons, while providing some screening of development.*
- **Building Setbacks from Waterbodies (new structures)** – *require at least the MSB 75' minimum development setback from streams, lakes, wetlands and other waterbodies; "development" is defined as habitable structures. Non habitable structures, such as boathouses, shed, decks or saunas can be built within 75' of lakes and streams, but these improvements should be designed to have minimal environmental and visual impact on the adjoining waterway.*
- **Building Setbacks from Waterbodies (existing non-compliant structures)** – *for buildings developed after the date (1987) of the setback ordinance (Chapter 17.55 of the Borough Code of Ordinances) and prior to the adoption of the Borough's land use permit (2007),*

special consideration should be given, in keeping with state statutes, to approving setback violation appeals caused by inadequate information and communications of that information to property owners. This is not advocating blanket approvals of setback violations but rather that leeway be given to approving violations that have no adverse impact on surrounding properties and waterbodies, and which occurred as honest mistakes and not as overt violations of the criteria by people who knew or should have known better. The plan recommends these approvals contain restrictions on expanding the encroachment or rebuilding a destroyed structure. However, all requests for variances must be considered in accordance with Alaska Statute 29.40.040(B).

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

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

The Big Lake Comprehensive Plan Update (August 2009) does not eliminate the possibility of acquiring a variance to MSB 17.55. Still, it encourages thoughtful and considerate use of the property, considering the environment, surrounding use, surrounding development, and freedom to enjoy life on Big Lake.

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

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

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

Findings of Fact:

23. MSB Chapter 17.65 – Variances were written to grant relief to property owners whose lots are impacted by existing land use regulations, thereby making the lot undevelopable.
24. The Big Lake Comprehensive Plan (2009 update) contains a list of development guidelines, one of which states, “Require at least the MSB 75’ minimum development setback from streams, lakes, wetlands and other water bodies; “development” is defined as habitable structures.”
25. The Big Lake Comprehensive Plan (2009 update), by design, does not set out precise binding rules on development but instead provides general goals on the type of place the

community wants to be in the future and then outlines general strategies to reach those goals.

26. Goal (LU&E-3) of the Big Lake Comprehensive Plan Update (August 2009) is to “Protect the natural environment.”
27. Goal (LU&E-4) of the Big Lake Comprehensive Plan Update (August 2009) is to “Provide for freedom to enjoy our properties.”
28. The Big Lake Comprehensive Plan recognizes four types of residential areas. The subject property is in the “Dispersed Residential” area, defined as “Rural residential areas, where lots are larger and the natural setting is more dominant. This is the primary current land use type in the Big Lake area.”
29. 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.
30. Policy LU1-1 of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Provide for consistent, compatible, effective, and efficient development within the Borough.
31. Goal (LU-2) of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) states: Protect residential neighborhoods and associated property values.
32. The variance request is consistent with the policies and goals of the Matanuska-Susitna Borough Comprehensive Plan (2005 Update) as the residential structure cannot be constructed on the lot without a setback variance, the structure is placed as far back on the property as possible, and the structure is similar to surrounding development.
33. In 2005, the Matanuska-Susitna Borough Assembly adopted voluntary best management practices (BMP) for development around waterbodies.
34. According to the application material, the subject parcel has a total of 221.02 feet of shoreline on Big Lake on the northern and southern end of the subject parcel.
35. Based on the application materials, the applicant proposes preserving approximately 100% of undisturbed native vegetation of the shoreline bank besides the access and egress from the subject parcel to the dock.
36. According to the application materials, the applicant was provided with an Alaska Fish & Game permit to reconstruct the dock on February 24, 2025.
37. According to the application material, the applicant proposes a residential cabin of 1,500 square foot residential single-story structure 27-feet from Big Lake of the southern end of the subject parcel.
38. According to the application materials, the proposed residential cabin will adhere to all other setbacks from the side lot lines, northern waterbody setback, and the utility setback.
39. Planning staff analyzed 48 parcels with lake frontage on Long Island of Big Lake.
40. After conducting an analysis, the Planning staff found that there are 39 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, have legal non-conforming status or a granted variance.

41. Planning staff found the lakefront properties within the analysis area vary in size from 0.24 to 1.24 acres.
42. Development within the analysis area reflects modest residential use, with an average structure size of approximately 1,332 square feet
43. The dwellings that may violate the setback requirements were not included in the average dwelling size calculation.
44. According to the Planning staff's analysis, constructing a 1,500-square-foot dwelling is compatible with the surrounding area.

Discussion: Based on the Big Lake Comprehensive Plan, staff suggest that the lot may not be clear-cut, and the property owners maintain a 10-foot wide buffer of undisturbed vegetation along approximately 65 feet of the shoreline.

Conclusion of Law:

Based on the above findings, the proposed variance is consistent with the applicable comprehensive plans and does meet the intent of MSB 17.65 (MSB 17.65.020(A)(4)).

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

Findings of Fact:

45. According to the application material, the subject lot measures approximately 0.28 acres (12,400 square feet) and has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest.
46. According to the application material an overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback.
47. According to the application materials, the buildable land is a small section of land on the south side of the property. The buildable area is 27' from the ordinary high-water of Big Lake, on the south side and 75 feet from the ordinary high-water of Big Lake, on the north side of the property.
48. According to the application there is no portion of the lot that will adhere to all waterbody setbacks, and platted utility line setbacks.
49. According to the application materials the proposed residential cabin will only occupy 12% of the total parcel.
50. Planning staff analyzed 48 parcels with lake frontage on Long Island of Big Lake.
51. Planning staff found the lakefront properties within the analysis area vary in size from 0.24 to 1.24 acres.
52. Development within the analysis area reflects modest residential use, with an average structure size of approximately 1,332 square feet

53. After conducting an analysis, the Planning staff found that there are 39 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, have legal non-conforming status or a granted variance.
54. The dwellings that may violate the setback requirements were not included in the average dwelling size calculation.
55. According to the application material, the subject parcel has a total of 221.02 feet of shoreline on Big Lake on the northern and southern end of the subject parcel.
56. Based on the application materials, the applicant proposes preserving approximately 100% of undisturbed native vegetation of the shoreline bank besides the access and egress from the subject parcel to the dock.
57. According to the application materials, the applicant was provided with an Alaska Fish & Game permit to reconstruct the dock on February 24, 2025.
58. According to the application material, the applicant proposes a residential cabin of 1,500 square foot residential single-story structure 27-feet from Big Lake of the southern end of the subject parcel.

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

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

Section 17.65.030 Cases Where Variance is Illegal

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

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

Findings of Fact:

59. The subject lot is located within Section 17, Township 3 North, Range 19 West, lies on Long Island in Big Lake within the Big Lake Community Council area.
60. The subject parcel was platted under Plat No. 71-83 on September 10, 1971, prior to the establishment of borough setback and minimum lot size requirements.
61. The subject parcel measures approximately 0.28 acres (12,400 square feet) and has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest.
62. The subject parcel contains an overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback.

63. According to the application materials the proposed residential cabin will only occupy 12% of the total parcel.
64. Planning staff analyzed 48 parcels with lake frontage on Long Island of Big Lake.
65. Planning staff found the lakefront properties within the analysis area vary in size from 0.24 to 1.24 acres.
66. Development within the analysis area reflects modest residential use, with an average structure size of approximately 1,332 square feet
67. After conducting an analysis, the Planning staff found that there are 39 lakefront parcels with dwellings that appear to meet the 75-foot setback criteria, have legal non-conforming status or a granted variance.
68. Big Lake is located north and south of the subject parcel.

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

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

Findings of Fact:

69. The subject parcel is not in a special land use district.
70. Residential structures are allowed on this property.

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

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

Findings of Fact:

71. The subject lot is located within Section 17, Township 3 North, Range 19 West, lies on Long Island in Big Lake within the Big Lake Community Council area.
72. The subject parcel was platted under Plat No. 71-83 on September 10, 1971, prior to the establishment of borough setback and minimum lot size requirements.
73. The subject parcel measures approximately 0.28 acres (12,400 square feet) and has irregular dimensions of approximately 100 feet northwest to east-west, 111.02 feet northeast to southeast, 110 feet southeast to southwest, and 145 feet southwest to northwest.
74. The subject parcel contains an overhead MEA utility line, shown on the original 1971 plat and running generally east to west across the property, imposes a required 15-foot setback.
75. According to the application materials the proposed residential cabin will only occupy 12% of the total parcel.
76. Big Lake is located north and south of the subject parcel.

77. According to the application this reduces there is no buildable area that meets all required setbacks due to the limitation of the utility easement running east west through the middle of the property.

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

STAFF RECOMMENDATIONS

Staff recommends approval of the variance for the subject property, Tax ID #6194000L002-B, identified as LONG IS RSB L/02 & 3 Lot 2-B, located on Long Island in Big Lake within the Big Lake Community Council area. The parcel was legally platted under Plat No. 71-83 on September 10, 1971, prior to the adoption of current borough setback and minimum lot size requirements and is therefore a pre-existing lot of record. The lot consists of approximately 0.28 acres (12,400 square feet) with irregular dimensions, which, when combined with a required 15-foot setback from an overhead MEA utility line shown on the original plat, significantly constrains the buildable area. No additional restrictions or notes are identified on the recorded plat. The applicant proposes construction of a modest 30-foot by 50-foot single-family dwelling, consistent with residential development on Long Island. A survey prepared by Scott Holm dated February 24, 2025, confirms existing site conditions. Additionally, Long Island has no road access, and all parcels must be accessed by water, further limiting development flexibility. Staff finds that the request is reasonable, results from unique physical constraints of the lot, and is necessary to allow reasonable residential use of the property consistent with surrounding development, without adversely affecting public health, safety, or welfare.

Staff also recognizes the applicant has proposed a waste-water treatment system on the subject parcel. Any wastewater treatment system must be designed, permitted, installed, and maintained in full compliance with the requirements of the Alaska Department of Environmental Conservation (ADEC) and the Matanuska-Susitna Borough. Approval of this application does not exempt the applicant from obtaining all required permits or meeting applicable state and local wastewater regulations.

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

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

Matanuska-Susitna Borough
Development Services

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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): 56194000L002-B

Street Address: Long is PSB L10243 LOT 2-B

Name of Property Owner

Alan & Gilesa Hunsack, Dylan & Sabrina Stenger

Mailing: 705 S. Williwaw Dr

Palmer, AK, 99645

Phone: Hm 907-982-9349 Fax _____

Work _____ Cell _____

E-mail: Sabrina.Stenger@gmail.com

Name of Agent / Contact for application

Dylan Stenger

Mailing: 400 W 76th Ave # 201

Anchorage, AK, 99518

Phone: Hm _____ Fax _____

Work _____ Cell 907-982-9941

E-mail: DylanStenger@live.com

RH HOTFLASH@HOTMAIL.COM

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

APR 01 2025

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

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

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

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

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

MSB Tax parcel ID #(s) 56194000L002-B 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.

Application for Big Lake Variance

Planning Commission Packet
January 19, 2026
Matanuska-Susitna Borough
Development Services
35 of 74

APR 01 2025

Received

Subject Property: Long Island RSB L/02 & 3 Lot 2-B

Property Owners: Alan & Gloria Hunsuck and Dylan & Sabrena Stenger

Code standard for which the request of the variance is related: 17.55

Provide a Detailed Written Description as to Why the Variance is Required

We are requesting a variance from the 75ft shore line setback requirements due to the unique constraints of our property. The property's irregular shape and the presence of an overhead power line significantly limits our ability to build within the current setback requirements.

The lot is 155 ft deep on one side and 114.9 ft on the opposite side, creating an angled, non-uniform buildable space.

The distance from the shoreline on front and back of the property would have an overlapping 75ft setback effectively leaving us with zero buildable space without a variance.

A MEA power line runs through the middle of the property, requiring a 15ft easement on both sides, further reducing available building space.

What Unusual Conditions Apply to the Property for Which the Variance is Sought?

Our property has two key physical constraints that make compliance with the 75ft set requirements impossible. The irregular shape and size creates an angled buildable area that limits placement options. The shoreline does not run parallel to the lots interior boundaries, further complicating setback compliance. A MEA power line runs diagonally through the property, requiring a 15ft easement on both sides, effectively reducing the buildable area to zero.

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.

This property has been in our family since 1970. It has been our sanctuary through three generations. We have close family members that also own a recreational cabin on Big Lake. We have established through the years history with numerous families, that either live at Big Lake or use their cabin for recreational.

The Mat-Su borough defines a "Lot" as a designated parcel, plot, tract or area established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit. This lot has been legally designated for residential development. Without a variance, we would be unable to build a cabin, depriving us of a reasonable and common use of our property. I should be granted the same rights as other properties to build a cabin.

Other property owners on Long Island have existing structures that either predate current regulations or have sufficient land to build within the required setbacks. Without a variance, we would be the only property owners on Long Island unable to build a reasonable structure.

The inability to construct a cabin would not only deny us the enjoyment of our property but would also limit the value and use of the land, which was intended for residential development. A variance is necessary to allow us the same rights as neighboring property owners.

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

Granting this variance will not negatively impact neighboring properties or the public. Our lot is uniquely positioned with water on two sides, meaning we only have two neighboring properties. The placement of our cabin will not obstruct their views of Big Lake or limit their access in any way. Additionally we have no plans to construct a boathouse or any other structure that might interfere with their use and enjoyment of their property.

We are committed to responsible development and will follow the Big Lake Comprehensive Plan that supports a balance of freedom to use property as individuals chose up to the point where one person's use limits the rights of neighbors to enjoy their property. Our cabin will be designed to blend with the natural landscape, maintaining the character of Long Island and the broader Big Lake community.

We have contracted with Pantone Engineering to design a wastewater system for our property that will start in August due to their workload. Steve has extensive experience working with ADEC to ensure compliance with all applicable codes and regulations. If you have any questions you can contact Steve at 907-745-8200.

To minimize disruption to our neighbors during construction, we will adhere to reasonable work hours and noise control measures. Once complete, our cabin will be a well maintained and attractive addition to the island. This will enhance property values and contribute positively to the Big Lake community.

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

The Big Lake Comprehensive plan prioritizes responsible development that preserves the natural beauty of the area while allowing property owners reasonable use of their land. Our proposed cabin aligns with these objectives by ensuring that construction remains environmentally conscious, does not obstruct neighboring views, and maintains the character of Long Island. Our 30ft by 50ft (1,500 sq. ft.) single story cabin will be placed as far back as possible from the

shoreline while also adhering to the 15ft easement requirements from the power line. The structure will be modest in size compared to other cabins on Big Lake and will not negatively impact surrounding properties. We have contracted Pannone Engineering to design a wastewater system that will be the most effective for the Big Lake environment. We enjoy fishing and watching the Ducks, that sometimes come right next to our shoreline. We have always and will continue to support local services including stores and entertainment.

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 variance we are requesting is the minimum necessary to allow for reasonable development while still complying with all other applicable regulations. We are proposing a single story, 30X50 (1,500 sq.ft.) cabin, which covers only 12% of the total lot area. The placement of this cabin is as far back from the shoreline as possible while also adhering to MEA's 15ft required setback from the overhead power lines on the property. By designing a structure that is modest in scale and positioning it to minimize environmental and visual impact, we are ensuring that our request is no greater than what is necessary.

Explain what MSB adopted Voluntary Best Management Practices for development around waterbodies will be implemented into the proposed development.

Shoreline Preservation by maintaining a continuous buffer of undisturbed native vegetation along the shoreline to minimize erosion, filter runoff and protect water quality. Our property has 214 ft of shoreline. We have a 10ft transition from the dock to the property, ensuring the remaining 204 ft remain preserved.

Maintaining a low impact footprint by ensuring the cabin covers only 12% of the lot, well below the 25% threshold recommended by environmental guidelines.

Minimizing land disturbance by carefully chosen site to avoid unnecessary grading or disruption of natural land contours. We will limit clearing to only what is essential for construction while keeping as many existing trees and plants as possible. The cabin will be built on helical piles, which will require no excavation or disturbance of the land.

We will not use fertilizers, pesticides or herbicides that could run off into the lake for Environmentally friendly landscaping. We will plant native vegetation to help stabilize the soil and enhance wildlife habitat.

We are collaborating with Steve from Pannone Engineering Services to design a wastewater system tailored to our unique property while ensuring full compliance with the ADEC regulations.

Matanuska-Susitna Borough
Development Services

APR 01 2025

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Additionally, we have already complied with Alaska Fish and Game as well as the U.S. Corps of Engineers building a new dock. The dock will serve as our primary lake access point, preventing unnecessary shoreline disturbance.

By incorporating these best practices, we are not only complying with local recommendations but also ensuring that our cabin enhances, rather than harms, the natural beauty and ecological health of Big Lake.

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.

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

The irregular shape and narrow depth of the lot were determined by natural geography and past land divisions. Additionally the overhead power line and its required 15ft easement on both sides were placed by MEA. We had no control on the subdividing of the lot, its irregular shape or the placement of the power line.

The variance will permit a land use in a district where it is not permitted.

This variance does not request any land use that is not already permitted. The Mat-Su Borough has designated this lot as a residential lot, intended for development and recreational use. Our proposed cabin aligns with existing neighborhood characters and Borough zoning regulations. The only variance we seek is for the setback distance, not for any change in land use.

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

Our request is not based on financial considerations or issues of inconvenience, but rather on the physical constraints of the lot. The property's narrow debt, combined with the mandatory power line easement, makes it impossible to build within the standard setback limits. We are seeking a variance solely for the debt of our prosperity not meeting the 75Ft setback requirements.

Granting of this variance would allow for reasonable development of the property while maintaining compliance with borough objectives. The proposed cabin will protect the lake environment by following ADEC regulations, respect neighboring properties, and enhance to overall character of Big Lake, ensuring long term sustainability for future generations. Building a cabin on this land isn't just about having a place to stay, it's about restoring a piece of our family history. This will allow us to continue enjoying the lake that has brought our family and friends so much joy. By bringing this cabin to life, we honor the past while creating a space for future generations to share in the same laughter, connections and love that makes Big Lake so special.

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Development Services

APR 01 2025

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We would like to thank the Planning Commission for taking the time to review our application. If you have any questions please do not hesitate to contact Dylan who will be working closely with all aspects of building a cabin along side Scott.

Dylan Stenger email: Dylanstenger@live.com 907-982-9941

Scott Hunsuck email: S.Hunsuck17@gmail.com 907-982-0199

Matanuska-Susitna Borough
Development Services

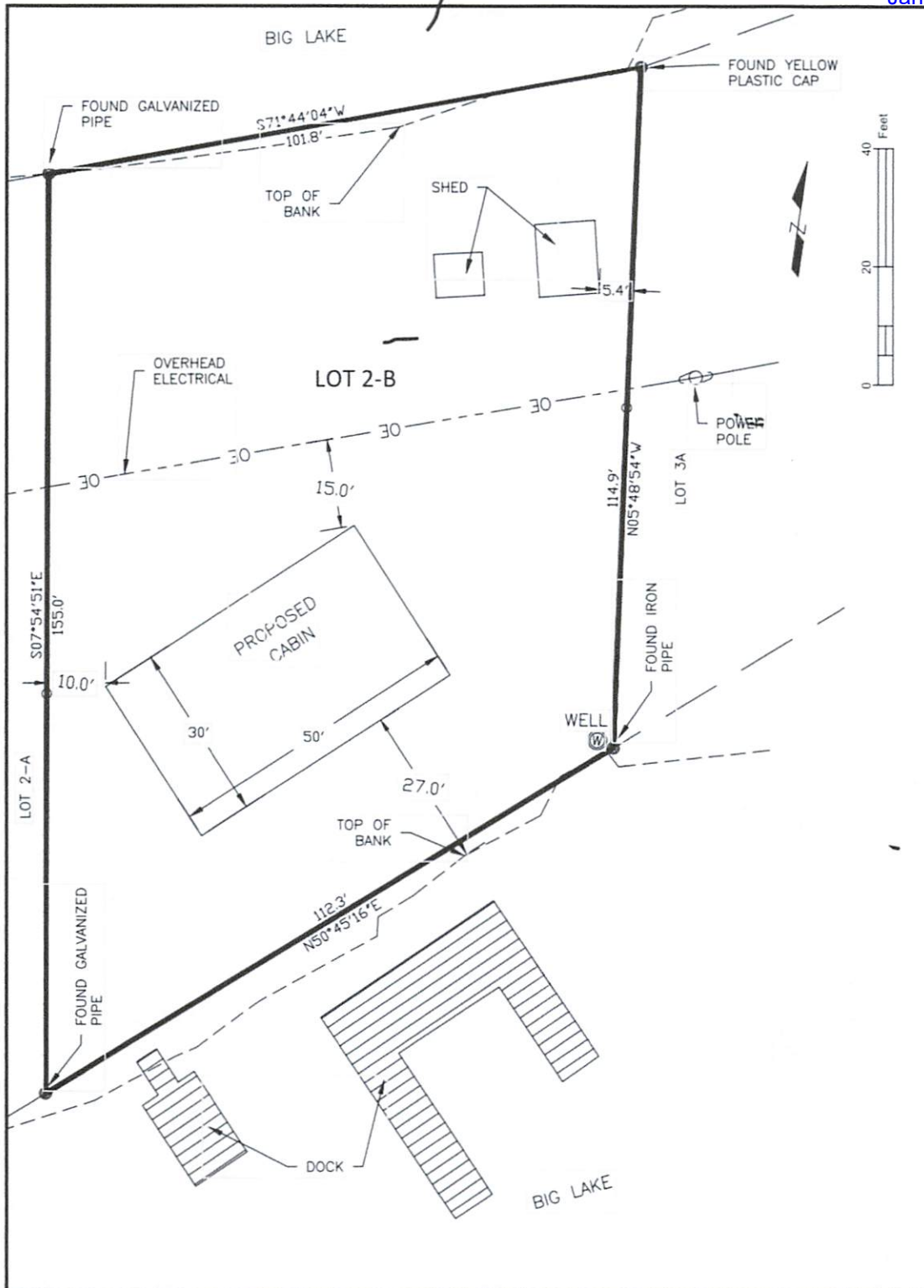
APR 01 2025

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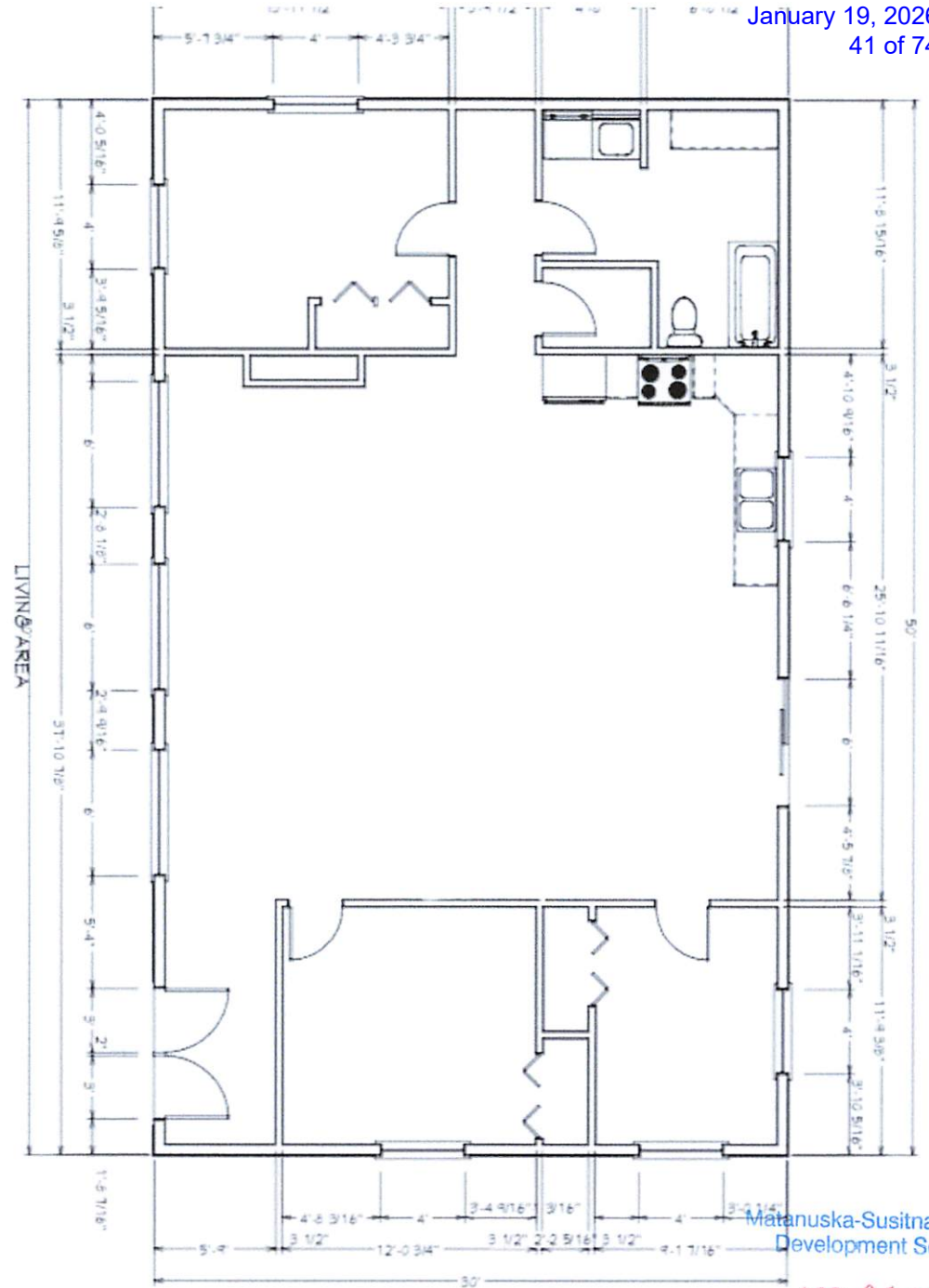
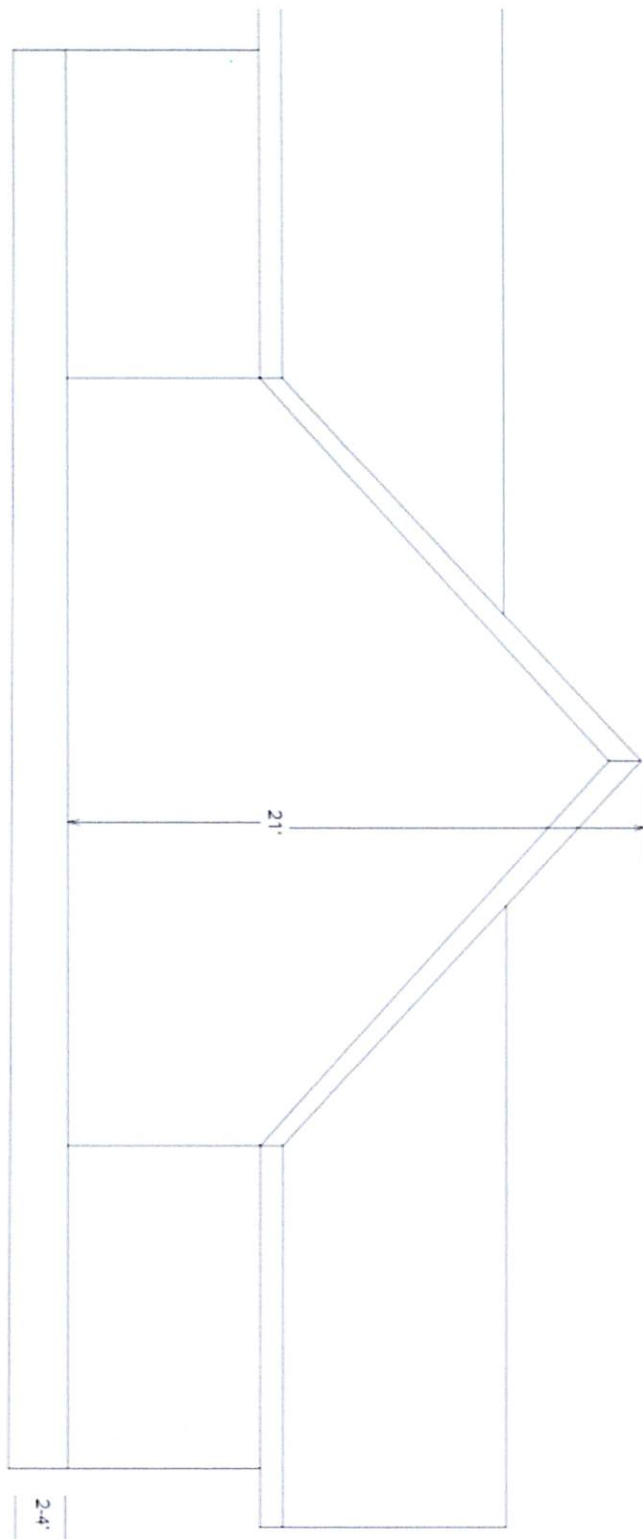
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SCOTT HOLM No. 122550-S	SURVEYOR'S CERTIFICATE I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.	
	PLOT PLAN 4 LOT 2-B REPLAT LOT 2 & 3 LONG ISLAND SUBDIVISION (PLAT # 71-83) LOCATED IN Sec. 19, T. 17 N, R. 3 W S.M. ALASKA, PALMER RECORDING DISTRICT	
JOB# 25-01 Long Island	DRAFTED BY: SH	PAGE: 1 of 1 DATE: 2/24/2025

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601
(907) 373-6996



Matanuska-Susitna Borough
Development Services

APR 01 2025

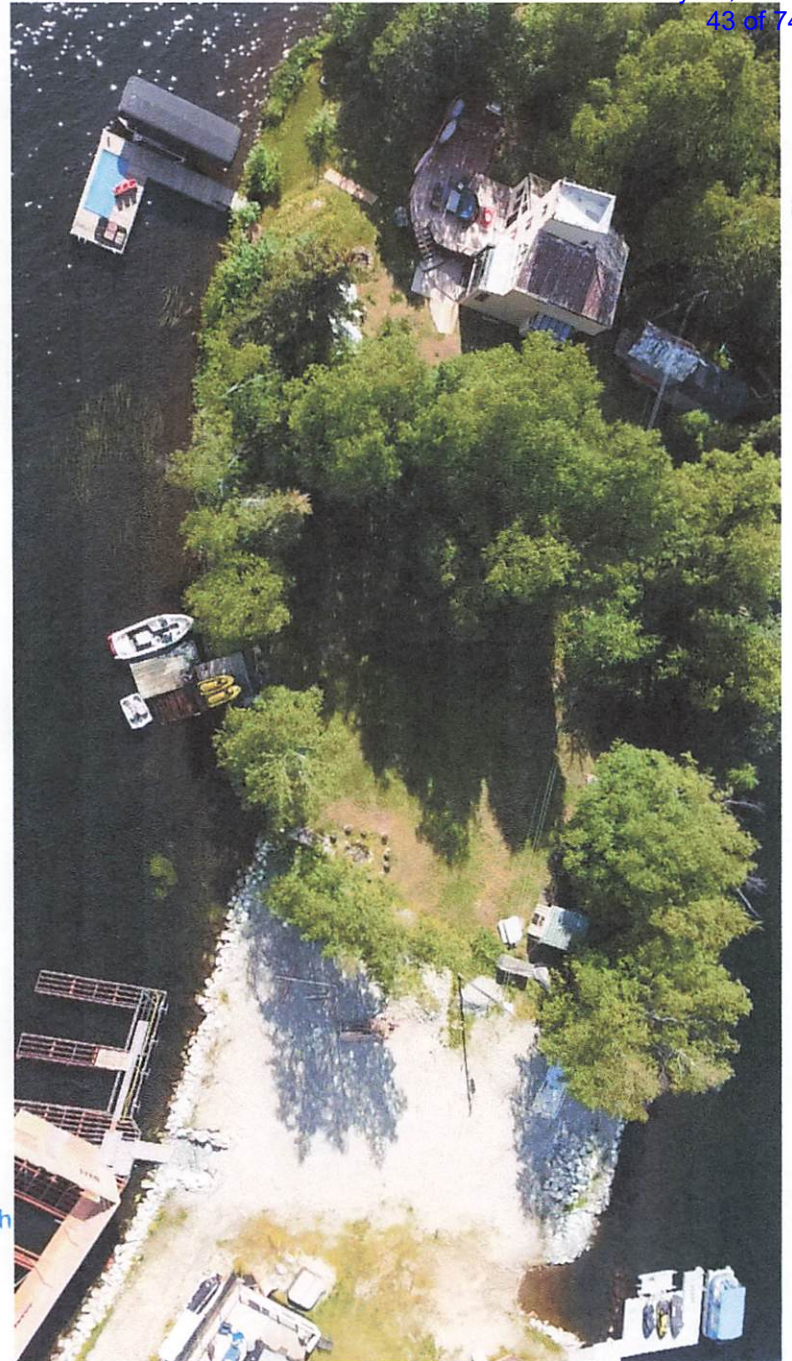
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Matanuska-Susitna Borough
Development Services
APR 01 2025

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The Property Now



Matanuska-Susitna Borough
Development Services

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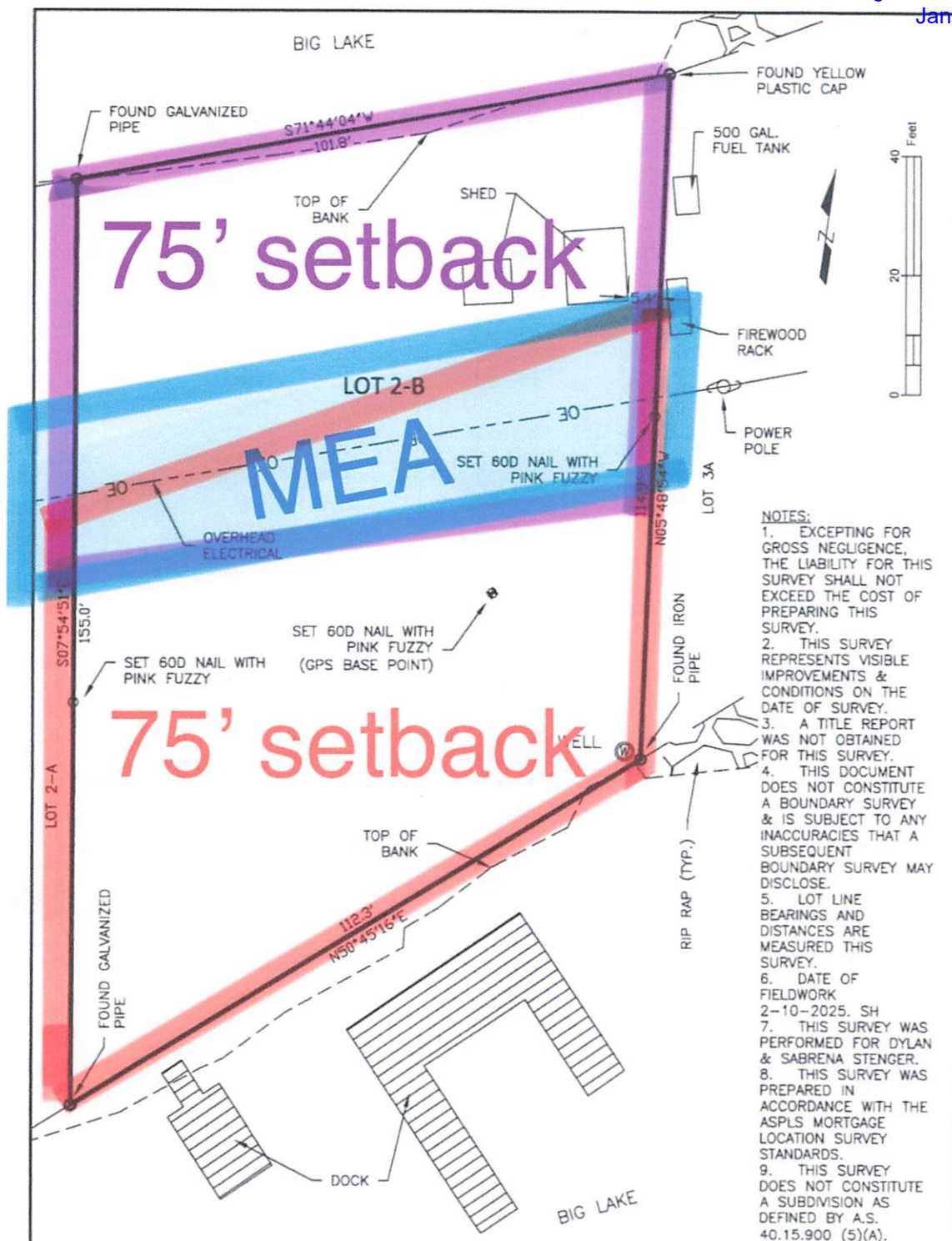
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Matanuska-Susitna Borough
Development Services

APR 01 2025

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DRAFTED BY: SH CHECKED BY: DB JOB# 25-01 Long Island



SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

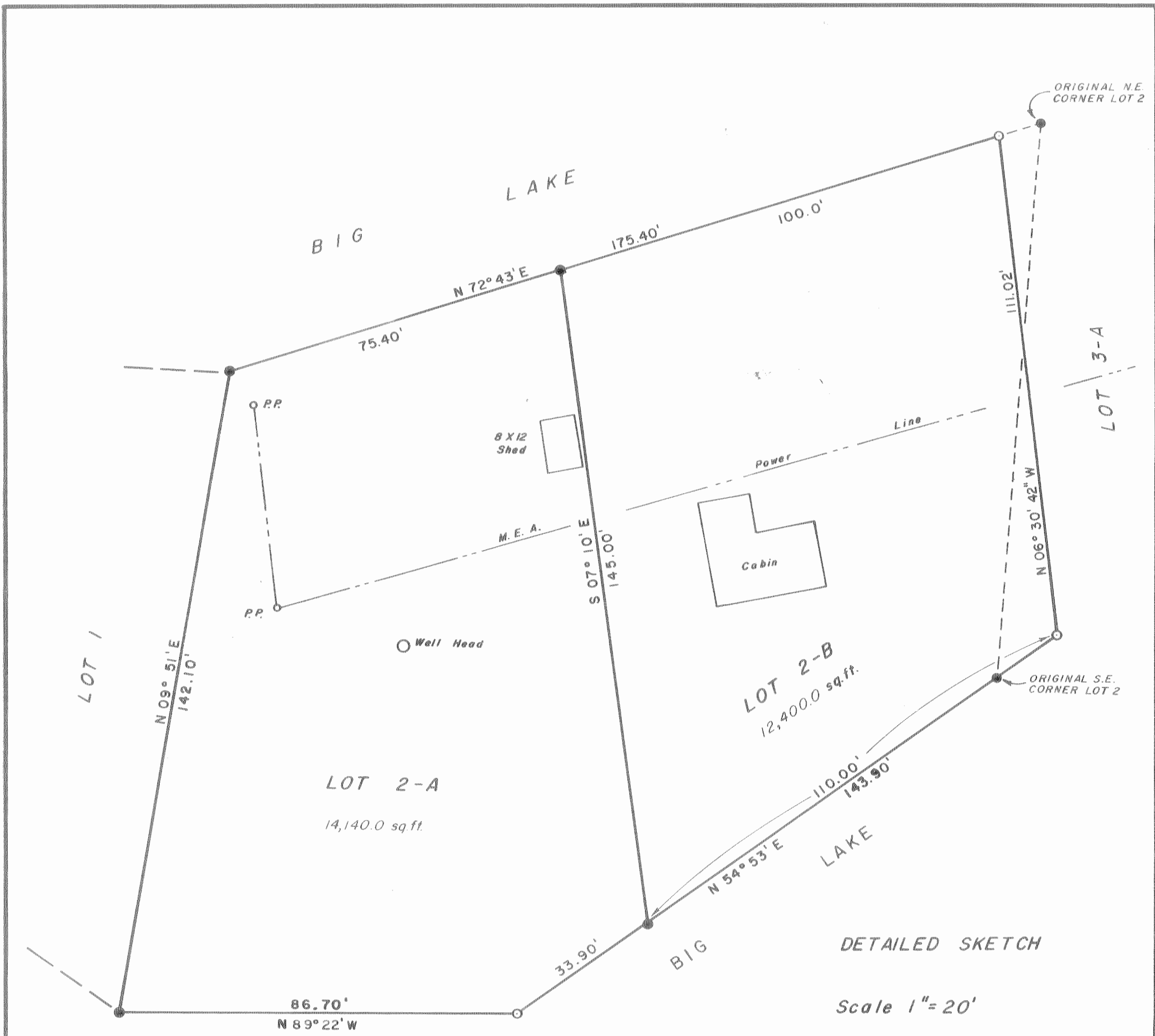
AS-BUILT SURVEY
LOT 2-B
REPLAT LOT 2 & 3
LONG ISLAND SUBDIVISION
(PLAT # 71-83)

LOCATED IN
Sec. 19, T. 17 N., R. 3 W
S.M. ALASKA, PALMER RECORDING DISTRICT

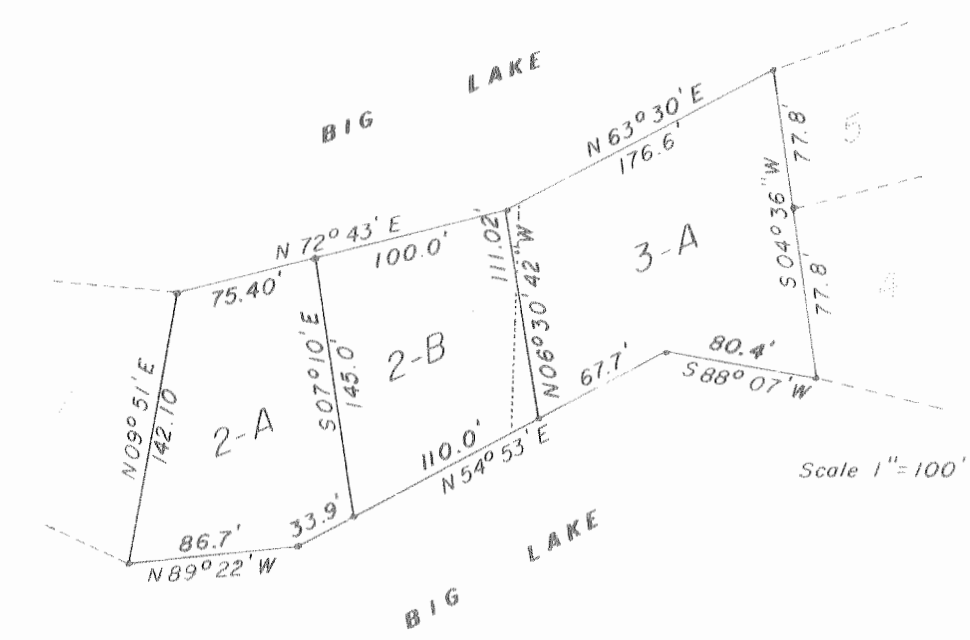
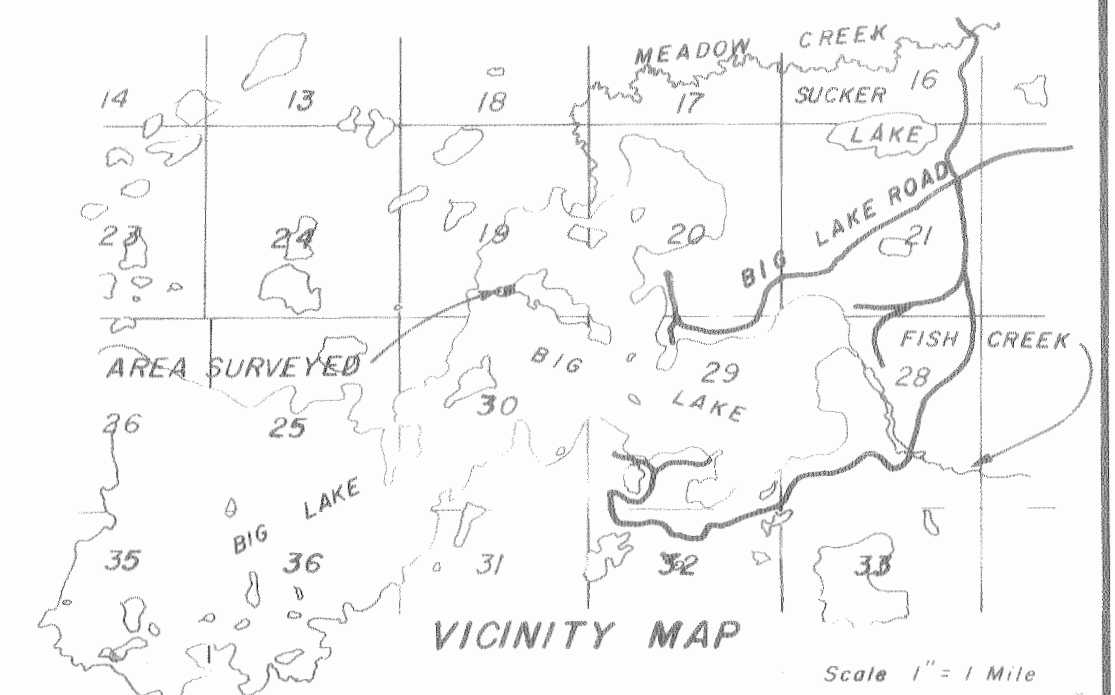
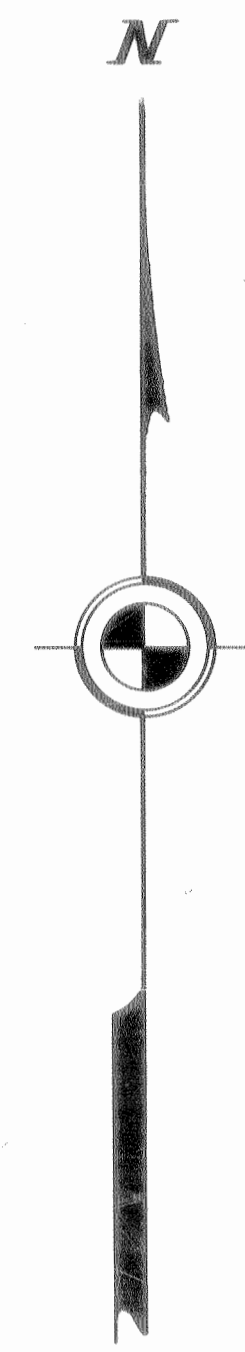
PAGE: 1 of 1

DATE:
2/11/2025

BUSH CONSTRUCTION SURVEYS, INC.
3167 COTTLE LOOP, WASILLA, ALASKA 99654
P.O. BOX 876390, WASILLA, ALASKA 99687
ALASKA BUSINESS LICENSE No. 176601
(907) 373-6996



—LEGEND—
● 3/4" Iron Pipe
○ 2"X2" Hub



— CERTIFICATION OF PAYMENT OF TAXES —
I HEREBY CERTIFY THAT ALL CURRENT TAXES, THROUGH Nov. 1971,
AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION,
SHOWN HEREON HAVE BEEN PAID.
Richard E. Demming 1971
TAX COLLECTION OFFICIAL

— CERTIFICATE OF OWNERSHIP AND DEDICATION —

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREET, ALLEYS WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THIS PLAT.

DATE Oct 4, 1971
OWNER Lucie O. Rudy
WITNESS William P. Demming
WITNESS Charles J. W. Dunn
OWNER W. F. Warrum
OWNER Lucie O. Rudy
237 24 43-4
Anchorage, Ak.
W. F. Warrum
23.5 Columbia St
Anchorage

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN BEFORE ME THIS 4 DAY OF October, 1971
MY COMMISSION EXPIRES 1/28/75
Angela M. Demme
NOTARY PUBLIC FOR ALASKA

— SURVEYOR'S CERTIFICATE —

THIS IS TO CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAIL ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE SEPT. 10, 1971
Richard E. Demming
Richard E. Demming, Land Surveyor L.S. No. 232-S

— CERTIFICATION OF APPROVAL BY THE COMMISSION —

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION, AND THAT SAID PLAT SHOWN HEREON HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. 4-1 DATED October 19 71, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER, PALMER, ALASKA.

ATTEST: Richard E. Demming
CHAIRMAN - MATANUSKA-SUSITNA PLANNING COMMISSION
CLERK

REPLAT OF
LOT 2 AND LOT 3
LONG ISLAND SUBDIVISION
IN U.S. LOT 10-SEC. 19, T17N R3W S.M. ALASKA
SURVEYED JULY 3, 1971 BY RICHARD E. DEMMING L.S.
SCALE 1" = 100'

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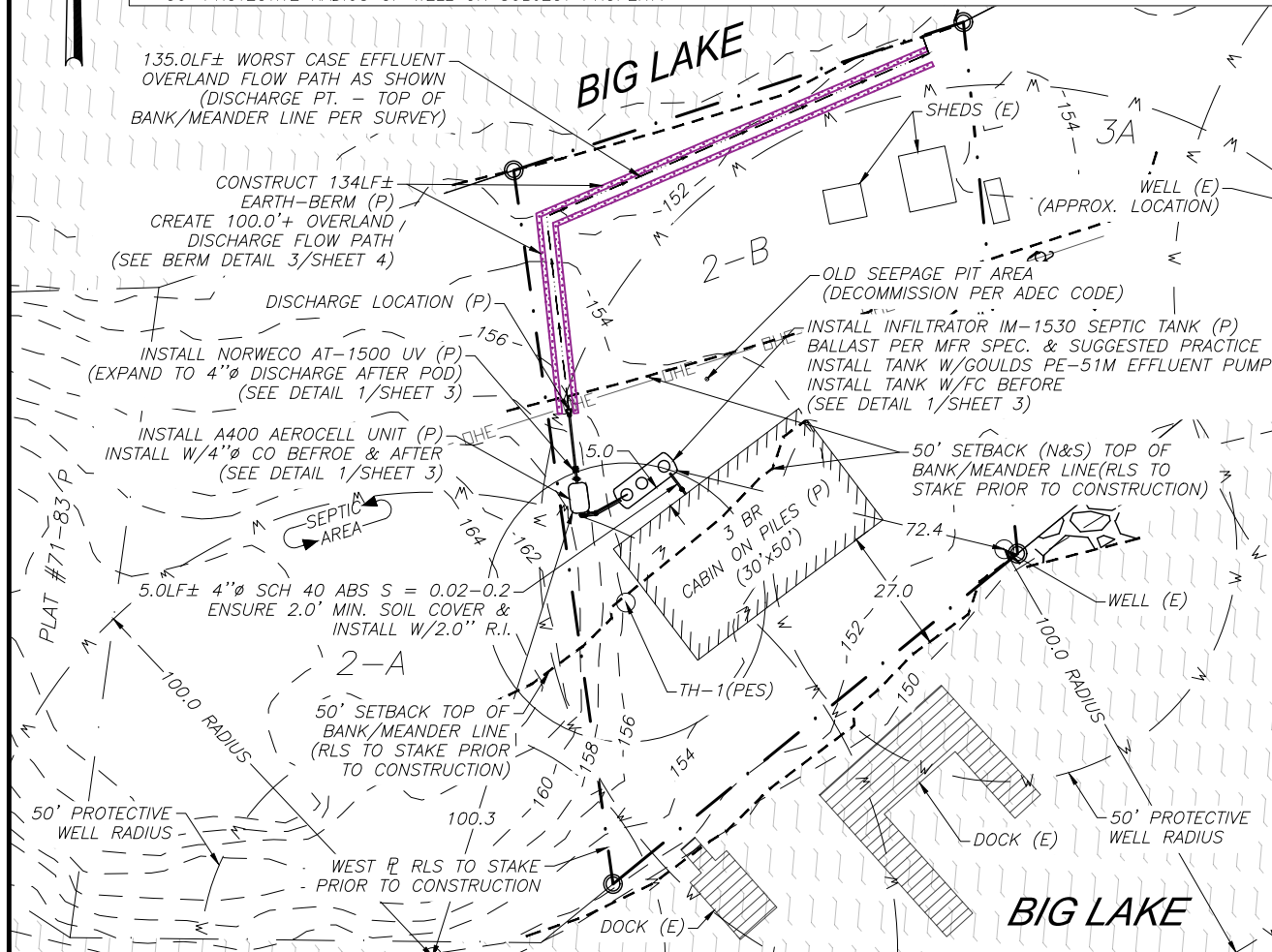
DISCHARGE

TO SURFACE DISCHARGE

— W — W — WATER LINE /
 WELL RADIUS
 — SS — SS — NEW SEPTIC
 - - - - - ESMT/SETBACK

TH	TEST HOLE
(P)	PROPOSED
(E)	EXISTING
CO	CLEAN OUT NO.
DCO	DOUBLE CLEANOUT
FC	FOUNDATION CLEANOUT
FS	FLOW SPLITTER
DV	DIVERTER VALVE
MT	MONITOR TUBE NO.
LS	LIFT STATION
R.I.	RIGID INSULATION
TYP	TYPICAL

1. CONTRACTOR TO ENSURE AEROCELL POD, UV UNIT, SEPTIC TANK, AND DISCHARGE LOCATION ARE INSTALLED 50.0' OR GREATER TO ORDINARY HIGH SURFACE WATER.
2. CONTRACTOR TO ENSURE AEROCELL POD, TANK, AND UV UNIT ARE INSTALLED OUTSIDE OF 100' NEIGHBORING WELL RADIUS.
3. CONTRACTOR TO ENSURE 100' MIN. OVERLAND FLOW WITH INSTALLATION OF EARTH BERMS. ROUTE BERMS AS NECESSARY TO OBTAIN 100' OVERLAND FLOW & AS DESIRED.
4. CONTRACTOR TO COORDINATE AND ENSURE DEPTH OF PILES FOR FOUNDATION EXTEND BELOW BOTTOM OF TANK ELEVATION.
5. CONTRACTOR/OWNER RESPONSIBLE FOR HAVING ALASKA RLS TO STAKE THE FOLLOWING:
 - WEST PROPERTY LINE
 - 50' FROM ORDINARY HIGH WATER ON NORTH AND SOUTH SIDE OF PROPERTY
 - 100' PROTECTIVE RADIUS OF NEIGHBORING WELL ON LONG ISLAND LOT 2-A
 - 50' PROTECTIVE RADIUS OF WELL ON SUBJECT PROPERTY



PES SHALL NOT BE HELD LIABLE FOR INSTALLATIONS NOT MEETING THE REQUIREMENTS OF 18 AAC 72 AND/OR AMC 15.65 AND THE SPECIAL PROVISIONS OF THIS PERMIT AS APPLICABLE IF THE CONTRACTOR AND OR PROPERTY OWNER FAIL TO GIVE PES PROPER NOTICE. PES WILL ATTEMPT TO DOCUMENT THE SYSTEM AND OBTAIN ANY NECESSARY WAIVERS AT THE CONTRACTOR AND OR PROPERTY OWNERS EXPENSE. PES MAKES NO GUARANTEES THAT ANY NEEDED SEPARATION DISTANCES WAIVERS WILL BE APPROVED BY ADEC OR THE MUNICIPALITY OF ANCHORAGE ONSITE DEPARTMENT STAFF.

46 of 74

1

SITE: NHN LONG ISLAND

BIG LAKE, AK 99654

SITE PLAN

OE5

SHEET 1

--	--

4

9965

AK S

AKE,

GLA

BI

AN

7

SITE

PES 8.5x11 MASTER SEPTIC TITLEBLOCK v4.0 ©

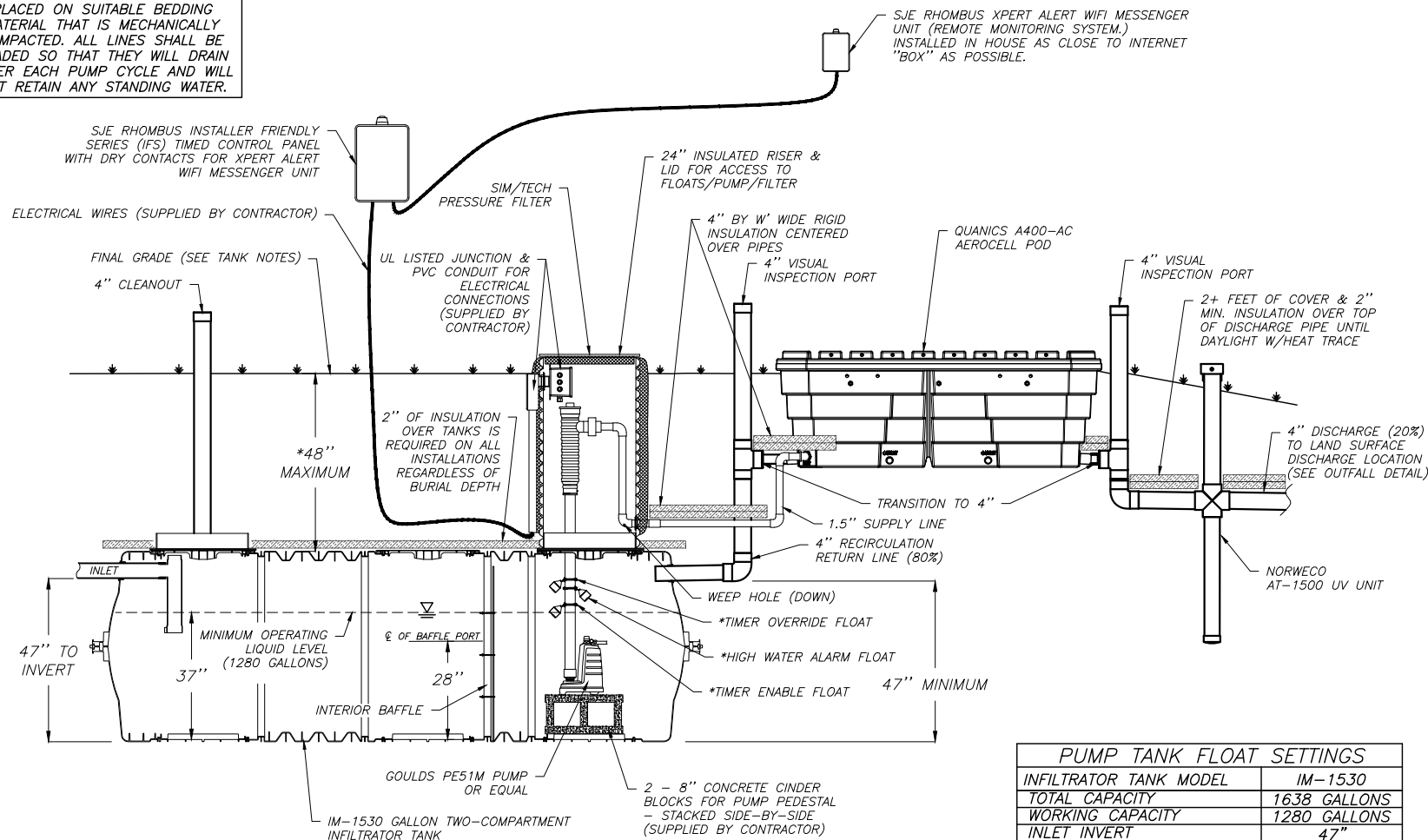
COMPONENTS SUPPLY NOTE:

1. TANKS, RISER ADAPTER RINGS, AND INSULATED RISERS ARE INFILTRATOR™ PRODUCTS AVAILABLE THROUGH FERGUSON SUPPLY
2. THE PUMP, FLOATS, INTERNAL PIPING, GROMMETS, CONTROL PANEL, XPERT ALERT UNIT, AND AEROCELL UNIT ARE SUPPLIED BY GARNES ENGINEERING, THE ALASKA STATEWIDE DISTRIBUTOR FOR QUANICS™ PRODUCTS.
3. ALL OTHER EXTERNAL COMPONENTS SUCH AS PIPING, FITTINGS, WIRING, INSULATION, ETC., SHALL BE SUPPLIED BY THE CONTRACTOR.

INFILTRATOR TANK NOTES:

- PER INFILTRATOR SYSTEMS, INC., THESE TANKS HAVE A MAXIMUM BURIAL DEPTH OF 48 INCHES OVER TOP OF TANK.
- PER INFILTRATOR SYSTEMS, INC., THE TANKS ARE TO BE BURIED SO THAT THE INVERT OF THE INFILTRATOR TANKS ARE NOT SUBMERGED DURING HIGH GROUNDWATER LEVEL CONDITIONS.
- GEG RECOMMENDS ALL PIPE PENETRATIONS/JOINTS ASSOCIATED WITH THE INFILTRATOR TANKS THAT MAY BE SUSCEPTIBLE TO INFILTRATION BE ENCASED IN BENTONITE CHIPS.
- IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL ENSURE THAT SOIL COVER AND/OR BALLASTING IS PROVIDED AS OUTLINED IN THE INFILTRATOR "SEPTIC TANK BUOYANCY CONTROL GUIDANCE" BROCHURE.

NOTE: ALL PIPING FROM PUMP TANK TO AEROCELL MODULE SHALL BE PLACED ON SUITABLE BEDDING MATERIAL THAT IS MECHANICALLY COMPACTED. ALL LINES SHALL BE GRADED SO THAT THEY WILL DRAIN AFTER EACH PUMP CYCLE AND WILL NOT RETAIN ANY STANDING WATER.



TANK VOLUMES FOR FLOAT LEVELS

FLOAT LABELS	FROM BOTTOM OF TANK	VOLUME (GALLONS)
TIMER OVERRIDE FLOAT ON	47"	1638
TIMER OVERRIDE FLOAT OFF	44"	1537
HIGH WATER ALARM FLOAT ON	45"	1572
HIGH WATER ALARM FLOAT OFF	42"	1466
TIMER ENABLE FLOAT ON	40"	1393
TIMER ENABLE FLOAT OFF	37"	1280

NOTE: ALL PRESSURIZED PIPES ARE TO BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.

1

QUANICS AEROCELL SYSTEM DETAILS

SCALE: NTS

PUMP TANK FLOAT SETTINGS

INFILTRATOR TANK MODEL	IM-1530
TOTAL CAPACITY	1638 GALLONS
WORKING CAPACITY	1280 GALLONS
INLET INVERT	47"
TIMER OVERRIDE FLOAT	37.5" (*45.5")
HIGH WATER ALARM FLOAT	35.5" (*43.5")
TIMER ENABLE FLOAT	30.5" (*38.5")

FLOAT LEVELS ARE FROM BOTTOM OF PUMP (*MEASUREMENT FROM BOTTOM OF TANK).
NOTE: MEASUREMENTS ARE WHERE THE FLOAT WIRE ATTACHES TO PIPING WITH A 3.5 INCH TETHER FROM PIPING TO FLOAT. MAXIMUM LIQUID DEPTH VARIATION BETWEEN ON/OFF FOR EACH FLOAT SHALL BE 3 INCHES. ALL FLOATS MUST BE NARROW ANGLE FLOATS.

PANNONE ENG SVC, LLC (C.I. 1088)
P.O. BOX 1807 PALMER, AK 99645
PHONE (907) 745-8200 FAX (907) 745-8201

LONG ISLAND RSB L/02 & 3 LOT 2-B

CLIENT: DYLAN B. & SABRENA P. STENGER

SITE: NHN LONG ISLAND

BIG LAKE, AK 99654

NOTES:
FOR ADEC REVIEW ONLY

DRAWN

CHECKED

DETAILS

REVISIONS

DATE

08/13/2025

SCALE

NTS

P.I.D.

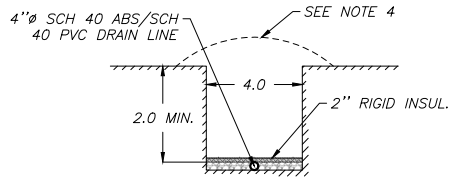
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PERMIT

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3 OF 5

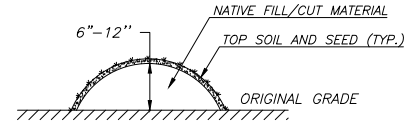


NOTES:

1. BOTTOM OF TRENCH TO BE NATURAL UNDISTURBED SOIL.
2. BED LINE ON SURFACE COMPACTED TO MIN. 95% DENSITY.
3. ALL INSULATION TO BE ADEC APPROVED 60PSI MINIMUM.
4. MOUND FINISH GRADE AS NEEDED TO OBTAIN 2.0' MIN. COVER

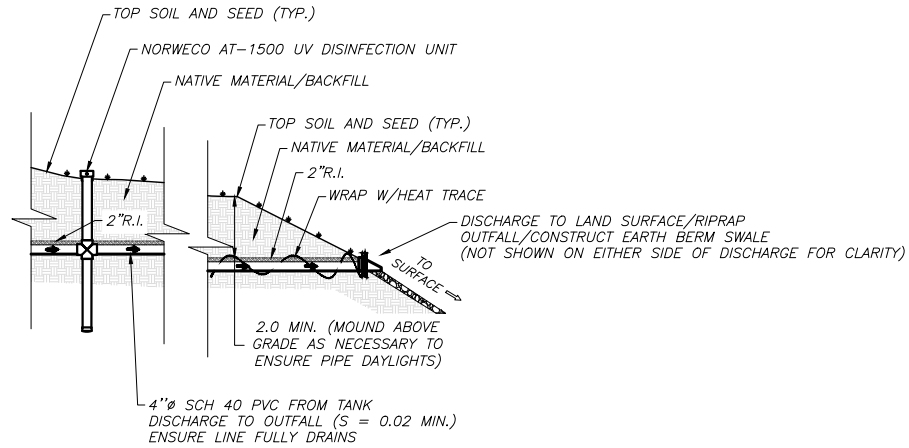
2 DRAIN LINE BEDDING DETAIL

SCALE: NTS



3 EARTH BERM DETAIL

SCALE: NTS



4 **OUTFALL DETAIL**
SCALE: NTS

SCALE: NTS

- NOTES:

1. BOTTOM OF TRENCH TO BE NATURAL UNDISTURBED SOIL.
2. BED LINE ON SURFACE COMPACTED TO MIN. 95% DENSITY.
3. ALL INSULATION TO BE ADEC APPROVED 60PSI MINIMUM.
4. MOUND FINISH GRADE AS NEEDED TO OBTAIN 2.0' MINIMUM SOIL COVER.
5. ENSURE END OF DISCHARGE IS WRAPPED WITH HEAT TRACE TO PREVENT ICE DAMMING.
6. RAISE MOUND AS NEEDED TO GET PIPE TO DAYLIGHT.

NOTES: FOR ADEC REVIEW ONLY		PANNONE ENG SVC, LLC (C.I. 1088) P.O. BOX 1807 PALMER, AK 99645 PHONE (907) 745-8200 FAX (907) 745-8201			REVISIONS	DATE
						08/13/2025
DRAWN LJC CHECKED ACP		LONG ISLAND RSB L/02 & 3 LOT 2-B CLIENT: DYLAN B. & SABRENA P. STENGER SITE: NHN LONG ISLAND BIG LAKE, AK 99654			SCALE	NTS
					P.I.D. NO.	84792
DETAILS					PERMIT NO.	46574
					SHEET	4 OF 5

SOILS LOG & PERCOLATION TEST

TEST HOLE 1

1	OR/SM	TOPSOIL
2		
3	GP-GM	COBBLES
4		
5	GM	COBBLES
6		
BOH		

WAS GROUND WATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 6.0'

DEPTH TO WATER AFTER MONITORING? 6.0'
DATE: 07/20/25

DATE PERFORMED: 07/11/2025

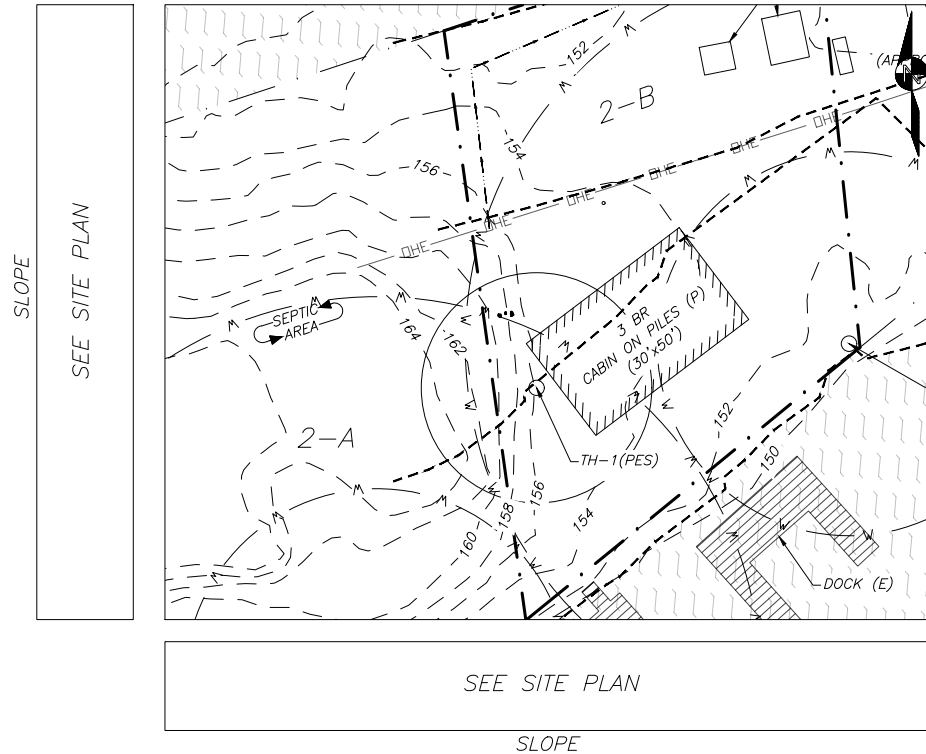
READING	DATE	NET TIME	WATER LEVEL READING	NET DROP	RATE (MPH)
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3		-		-	-
4		-		-	-
5		-		-	-
6		-		-	-
7		-		-	-
8		-		-	-
9		-		-	-
10		-		-	-
11		-		-	-
12		-		-	-
13		-		-	-
14		-		-	-

PERCOLATION RATE TOO FAST TO ACCURATELY READ

- SOIL TEST RESULTS/ANALYSIS
- PERCOLATION RATE **<1.0 (min/inch)**
(Hydrologic Soils Group: HSG A)
 - PERC HOLE DIAMETER **6"**
 - TEST RUN BETWEEN **2 FT AND 3 FT**.

COMMENTS: Test hole excavated by OWNER.

PERFORMED BY: PANNONE ENGINEERING SERVICES, LLC. I CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDLINES IN EFFECT ON THE DATE OF THIS TEST.



PANNONE ENG SVC, LLC (C.I. 1088)
P.O. BOX 1807 PALMER, AK 99645
PHONE (907) 745-8200 FAX (907) 745-8201

LONG ISLAND RSB L/02 & 3 LOT 2-B
CLIENT: DYLAN B. & SABRENA P. STENGER
SITE: NHN LONG ISLAND
BIG LAKE, AK 99654

NOTES:
FOR ADEC REVIEW ONLY

DRAWN LJC
CHECKED ACP
SOIL LOG

REVISIONS

DATE 08/13/2025

SCALE NO SCALE

P.I.D. NO 8492

PERMIT NO 50974

SHEET 5 OF 5

NOTES & SPECIAL PROVISIONS:

Planning Commission Packet

January 19, 2026

515974

1. GENERAL NOTES:

- 1.1. ANY MODIFICATIONS TO THE ATTACHED PLANS NEED TO BE APPROVED BY PES AND THE OWNER OF THE PROPERTY.
- 1.2. PES SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE BEFORE CONSTRUCTION OF THE PROPOSED WASTEWATER TREATMENT SYSTEM.
- 1.3. PES SHALL BE NOTIFIED A MINIMUM OF 24 HOURS IN ADVANCE TO PERFORM A MINIMUM OF FOLLOWING INSPECTIONS:
 - 1.3.1. A PRE CONSTRUCTION MEETING IS REQUIRED BY STATE AND MUNICIPAL REGULATIONS BEFORE A ONSITE WASTEWATER TREATMENT SYSTEM MAY BE INSTALLED.
 - 1.3.2. TOP OF SEPTIC AND OR HOLDING TANK (TANK IS SET IN PLACE LEVEL WITH ALL PIPING ATTACHED (CLEANOUTS, MANHOLES, INLET AND OUTLET PIPING).
 - 1.3.3. BOTTOM OF EXCAVATION OF THE DRAIN FIELD/S.
 - 1.3.4. AFTER PLACEMENT OF FILTER SAND (IF NEEDED).
 - 1.3.5. AFTER INSTALLATION OF THE DRAIN ROCK WITH ALL ASSOCIATED PIPING IN PLACE INCLUDING DISTRIBUTION LINES CLEANOUTS AND MONITOR TUBES PRIOR TO INSTALLATION OF FILTER FABRIC AND INSULATION (IF NEEDED).
 - 1.3.6. FINAL GRADE INSPECTION. ENTIRE SYSTEM IS INSTALLED AND BACKFILLED.
- 1.4. THE ENGINEER (PES) HAS NO CONTRACTUAL RELATIONSHIP WITH THE CONTRACTOR (THE INSTALLER OF THE SYSTEM) AND, THEREFORE, HAS NO AUTHORITY, CONTROL OR RESPONSIBILITY FOR THE CONTRACTOR'S EMPLOYEES, THE QUALITY OF WORK, THEIR COMPLIANCE WITH THE DESIGN DRAWINGS/SPECIFICATIONS OR THEIR MEANS/METHODS OF CONSTRUCTION. AT APPROPRIATE INTERVALS, THE ENGINEER WILL VISIT THE WORKSITE TO OBSERVE THE QUALITY OF THE CONSTRUCTION AND TO DETERMINE IN GENERAL IF THE CONSTRUCTION IS PROCEEDING IN ACCORDANCE WITH THE DESIGN DRAWINGS/SPECIFICATIONS. THE ENGINEER WILL NOTIFY THE OWNER IF DEFICIENCIES ARE OBSERVED; HOWEVER, THE FAILURE OF THE ENGINEER TO OBSERVE A DEFICIENCY WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CORRECTING ANY SUCH DEFICIENCY. THE ENGINEER WILL PREPARE RECORD DRAWINGS AND SUBMIT THEM TO THE REGULATORY AGENCY HAVING JURISDICTION OVER THE WASTEWATER TREATMENT SYSTEM (ADEC OR MOA). FINAL APPROVAL OF THE WORK AND CORRECTION OF ANY DEFICIENCIES IS BETWEEN THE OWNER, THE CONTRACTOR, AND THE REGULATORY AGENCY HAVING JURISDICTION OVER THE WASTEWATER TREATMENT SYSTEM (ADEC OR MOA).

2. SCOPE AND SPECIFICATIONS:

- 2.1. ALL CONSTRUCTION SHALL BE AS SPECIFIED IN THE ATTACHED PLANS. CONSTRUCTION ACTIVITIES SHALL ALSO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE FOLLOWING CODES AND POLICIES AS APPLICABLE.
 - 2.1.1. 18 AAC 72
 - 2.1.2. AMC 15.65
 - 2.1.3. MOA STANDARD SPECIFICATION FOR COMPONENTS PARTS AND MATERIALS.
 - 2.1.4. ADEC ONSITE WASTEWATER SYSTEMS INSTALLATION MANUAL (OWSIM).
 - 2.1.5. MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).
- 2.2. **SCOPE OF WORK: INSTALL SYSTEM IN ACCORDANCE WITH THE ATTACHED DESIGN AND SPECIFICATIONS.**
- 2.3. GROUNDWATER WAS NOT ENCOUNTERED TO A DEPTH OF **6.0 FEET** BELOW EXISTING GRADE. IF AN APPARENT WATER TABLE IS OBSERVED IN ANY OF THE EXCAVATIONS LESS THAN **6.0 FEET** BELOW EXISTING GRADE NOTIFY THE ENGINEER IMMEDIATELY.
- 2.4. STRUCTURES DEPICTED ON THE SITE PLAN ARE BASED UPON ONE OF THE FOLLOWING: CONCEPTUAL PLOT PLAN DEVELOPED BY OWNER; A PLOT PLAN DEVELOPED BY RLS; OR A SURVEY AS-BUILT.

3. CONSTRUCTION SPECIFICATIONS:

- 3.1. ALL EXCAVATION DEPTHS ARE ADVISORY. THEY ARE TO BE VERIFIED AND MAY BE MODIFIED BY THE ENGINEER IF ACTUAL FIELD CONDITIONS VARY FROM THOSE USED TO PREPARE THE DESIGN
- 3.2. EXCAVATE THE DRAIN FIELD. BOTTOM OF EXCAVATION SHALL BE LEVEL AND SCARIFIED. RECORD ELEVATIONS AT BEGINNING, MIDDLE AND END OF TRENCH BOTTOM. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE ON THE FLOOR OF THE EXCAVATION. ANY MATERIAL COMPACTED BY THE OPERATION OF THE CONSTRUCTION EQUIPMENT SHALL BE REMOVED AND REPLACED WITH NON-COMPACTED MATERIAL.
- 3.3. PLACE THE SEWER ROCK TO THE SPECIFIED DEPTHS. DO NOT CONTAMINATE SEWER ROCK WITH NATIVE MATERIAL OR SPOILS FROM EXCAVATION. LEVEL ROCK SURFACE TO $\pm 1"$ PRIOR TO INSTALLING THE PERFORATED PIPE.
- 3.4. ALL PIPE SHALL BE SCHEDULE 40 ABS AND OR PVC CONFORMING TO ASTM F628 AND ASTM D3034 AS APPLICABLE OR ENGINEER APPROVED EQUAL.
 - 3.4.1. ALL PRESSURIZED SEWER LINES SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC CONFORMING TO ASTM D1785 OR ENGINEER APPROVED EQUAL
- 3.5. FOR MOA PROJECTS THE MINIMUM SOIL COVER SHALL BE 3 FEET OVER SEWER LINES AND DRAIN FIELDS AND 4 FEET OVER THE SEPTIC TANK. ONE INCH OF INSULATION MAY BE SUBSTITUTED FOR 1 FOOT OF SOIL COVER.
- 3.6. FOR STATE OF ALASKA (ADEC) PROJECTS THE REQUIRED SOIL COVER IF 4 FEET FOR ALL WASTEWATER SYSTEM COMPONENTS.
- 3.7. THE MINIMUM ALLOWABLE SOIL COVER SHALL OVER ANY WASTEWATER SYSTEM COMPONENT SHALL BE 2 FEET WITH 2 INCHES OF APPROVED INSULATION.
- 3.8. ALL INSULATION SHALL BE 2" THICK DOW HI-40 INSULBOARD OR ENGINEER APPROVED EQUAL. CENTER INSULBOARD WIDTH OVER SEPTIC TANK, DRAIN FIELD, OR SEWER LINES.
- 3.9. GEOTECHNICAL FABRIC SHALL BE TYPAR 3401 OR ENGINEER APPROVED EQUAL. LAP ALL JOINTS 2 FEET MINIMUM. GEOTECHNICAL FABRIC SHALL CONFORM TO AASHTO M288 CLASS 3 AND HAVE THE FOLLOWING CHARACTERISTICS:
 - 3.9.1. MINIMUM PERMITTIVITY (ASTM D4491) $-0.5/\text{sec}$
 - 3.9.2. MAXIMUM APPARENT OPENING SIZE (ASTM D4751) $- 0.20$ TO 0.21mm (US SIEVE #70)
- 3.10. COVER THE DISTRIBUTION PIPE WITH A MINIMUM OF 2" OF SEWER ROCK AND COVER WITH GEOTEXTILE BEFORE PLACING INSULATION AND BACKFILL.
- 3.11. MATERIAL USED AS FILL SHALL BE CLEAN AND FREE OF ORGANICS, TRASH AND CONSTRUCTION DEBRIS.
- 3.12. SLOPE ALL FILL MATERIAL TO DRAIN AT 2% MINIMUM SLOPE AND 3:1 MAXIMUM SLOPE AND IN SUCH A MANNER THAT PONDING AT OR NEAR THE DRAIN FIELD DOES NOT OCCUR. THE FILL SHALL BE LEFT AT 6" HIGHER THAN SHOWN TO ALLOW FOR SETTLEMENT. SEED SURFACE AFTER COMPLETING INSTALLATION AS PER MOA CODE.
- 3.13. RECORD THE FINISH GROUND ELEVATION OVER THE BEGINNING, MIDDLE AND END OF SYSTEM.
- 3.14. MAINTAIN 5" SEPARATION BETWEEN PERCOLATION HOLE AND THE DRAIN FIELD TRENCH.
- 3.15. EXPOSE, PUMP AND FILL LOG DISPOSAL CRIB OR CONCRETE TANK WITH SOIL TO ABANDON IAW WITH MOA CODE IF NEEDED.

4. CONTRACTOR RESPONSIBILITIES:

- 4.1. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS AND LOCATIONS OF ALL LOT LINES, EASEMENTS, WELLS (E & P), SEPTIC SYSTEMS (E & P) AND SHALL MEET MINIMUM SEPARATION DISTANCES OR AS NOTED.
- 4.2. THE CONTRACTOR (BOTH WELL AND SEPTIC SYSTEM CONTRACTORS) SHALL HAVE ANY WELL LOCATION AND SEPTIC LOCATION STAKED AND ANY LOT LINE AND WELL RADIUS SHOWN ON THE PLAN WITHIN 30 FEET OF THE PROPOSED SYSTEM STAKED BY A REGISTERED LAND SURVEYOR BEFORE STARTING THE WORK.
- 4.3. THE CONTRACTOR IS RESPONSIBLE FOR ALL R.O.W. AND OTHER REQUIRED PERMITS, OTHER THAN THE ATTACHED.
- 4.4. THE CONTRACTOR SHALL CALL FOR LOCATING OF ALL BURIED UTILITIES.
- 4.5. THE CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO THE ENGINEER PRIOR TO START OF WORK. ALL SURVEYING AND LOCATES SHALL BE IN PLACE PRIOR TO NOTIFYING THE ENGINEER.
- 4.6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE APPROVED DRAWINGS AND SITE CONDITIONS/LIMITATIONS POTENTIALLY CAUSING THE NEED TO MODIFY THE DESIGN.
- 4.7. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RED-LINE AS-BUILT DRAWINGS TO THE ENGINEER. THE RED-LINES SHALL INCLUDE PIPE LENGTHS, ORIGINAL GROUND ELEVATIONS, PIPE ELEVATIONS, AND TANK ELEVATIONS.
- 4.8. THE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF THE SYSTEM INSTALLATION TO INCLUDE BOTTOM OF EXCAVATION, TOP OF PIPE WITH CLEAN-OUTS AND MONITOR TUBES INSTALLED, INSTALLED TANK AND FINAL GRADING.
5. THE CONTRACTOR SHALL CERTIFY THAT ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PERMIT, AND ANY AND ALL CHANGE ORDERS, AND THAT THE AS-BUILT REDLINES ARE TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS CONSTRUCTED.

BY ACCEPTANCE AND CONSTRUCTION OF THE ATTACHED PLANS THE OWNER, CONTRACTOR AND APPLICABLE REGULATORY AGENCY AGREE TO THE PROVISIONS SET FORTH ON THIS PAGE AS APPLICABLE AND ANY SUBSEQUENT SPECIFICATIONS (IF ATTACHED).

PANNONE ENG SVC, LLC (C.I. 1088)

P.O. BOX 1807 PALMER, AK 99645
PHONE (907) 745-8200 FAX (907) 745-8201

LONG ISLAND RSB L/02 & 3 LOT 2-B

CLIENT: DYLAN B. & SABRENA P. STENGER

SITE: NHN LONG ISLAND

BIG LAKE, AK 99654

NOTES:
FOR ADEC REVIEW ONLY

DRAWN

CHECKED

NOTES

REVISIONS

DATE 08/13/2025

SCALE NO SCALE

P.I.D. NO 84592

PERMIT NO 515974

SHEET 4 OF 4

FISH HABITAT PERMIT FH24-IV-0245 (Amendment #1)

ISSUED: February 24, 2025
EXPIRES: Life of Structure

Dylan Stenger
400 West 76th Avenue, Apt 201
Anchorage, AK 99518

RE: Dock Removal and Replacement

Big Lake (Water Body No. 247-50-10330-0010)
Section 19, T 17 N, R 3 W, SM
Location: 61.5439 N, 149.8873 W

Dear Dylan Stenger:

This amendment is written to correct the location of the project. All previous versions of this permit are hereby null and void.

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 for removal and reconstruction of a dock at your private property.

Project Description

According to your application materials, you propose the removal of a 20-foot long by 15-foot wide floating wooden dock on plastic barrels that is connected to the bank by chains. Once removed you plan to construct a J-shaped stationary wooden dock with a 40-foot long by 7-foot wide walkway, 36 foot long by 9-foot wide arm, and 30-foot long by 7-foot wide platform. The new dock will be secured to the lakebed via 22 helical piles. You plan to construct a 6-foot long by 10-foot wide wooden gangway that can be moved independently to account for land heave. The pile driving will be done between January 1 and February 28, 2025, using a driver mounted on a tracked or wheeled off-road capable machine.

Equipment will be brought on site by a work truck and trailer driven on the ice. The dock will be constructed and affixed to the new piles. This action is authorized by the general permit for vehicle movement on frozen water bodies within the Matanuska-Susitna Borough, FH23-IV-0008-GP (attached). Your permit application and all materials, maps, and drawings are hereby adopted by reference into this permit.

Anadromous Fish Act

Big Lake (Water Body 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 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 mark of Big Lake. The placement of support piling and dock sections shall be done by hand or by 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, tropical 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 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 mark (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 mark (vegetation line) of any specified water body.

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.

You may appeal this permit decision relating to AS 16.05.871 in accordance with the provisions of AS 44.62.330-630.

Please direct questions about this permit to Habitat Biologist Sarah Myers at (907) 861-3206 or sarah.myers@alaska.gov.

Sincerely,

Doug Vincent-Lang
Commissioner



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

-seem

Enclosures: FH23-IV-0008-GP – Vehicle Movement on Frozen Water Surfaces within the Matanuska-Susitna Borough

cc:	A. Ott, Habitat	S. Oslund, SF	Pagemaster, COE	Permits, SF
	D. Ledford, AWT	L. Hegg, AWT	S. Myers, Habitat	Permits, DNR SCRO



Real Property Detail for Account: 56194000L002-B

Site Information

Account Number	56194000L002-B	Subdivision	LONG IS RSB L/02 & 03
Parcel ID	84792	City	None
TRS	S17N03W19	Map HO13	Tax Map
Abbreviated Description (Not for Conveyance)	LONG IS RSB L/02 & 3 LOT 2-B		

Ownership

Owners	HUNSUCK ALAN S & GLORIA R STENGER DYLAN B & SABRENA P	Buyers	
Primary Owner's Address	705 S WILLIWAW DR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Assessment							
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$67,600.00	\$1,000.00	\$68,600.00	2024	\$67,600.00	\$1,000.00	\$68,600.00
2023	\$67,600.00	\$1,000.00	\$68,600.00	2023	\$67,600.00	\$1,000.00	\$68,600.00
2022	\$67,600.00	\$1,000.00	\$68,600.00	2022	\$67,600.00	\$1,000.00	\$68,600.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2024	Yes	0034	11.928	\$818.26	8/1/2024 QUITCLAIM DEED (ALL TYPE)	Palmer 2024-013279-0
2023	Yes	0034	11.249	\$771.69	5/22/2019 QUITCLAIM DEED (ALL TYPE)	Palmer 2019-010186-0
2022	Yes	0034	11.784	\$808.38		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$408.26	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.28	0.28	Assembly District 005	30-555	900 No Fire Service	021 Big Lake RSA

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

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.

Public Notice



Certificate of Bulk Mailing – Domestic

Fee for Certificate

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

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

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

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

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



Number of
Identical Weight
Pieces

11

Class of Mail

1st

Postage for
Each Mailpiece
Paid

☐ Verified

Number of
Pieces to the
Pound

45

Total Number of
Pounds

3.70z

Total Postage Paid
for Mailpieces

\$8.14

Fee Paid

\$13.50

Mailed For

Permit Center

Mailed By

Betty Kam Black

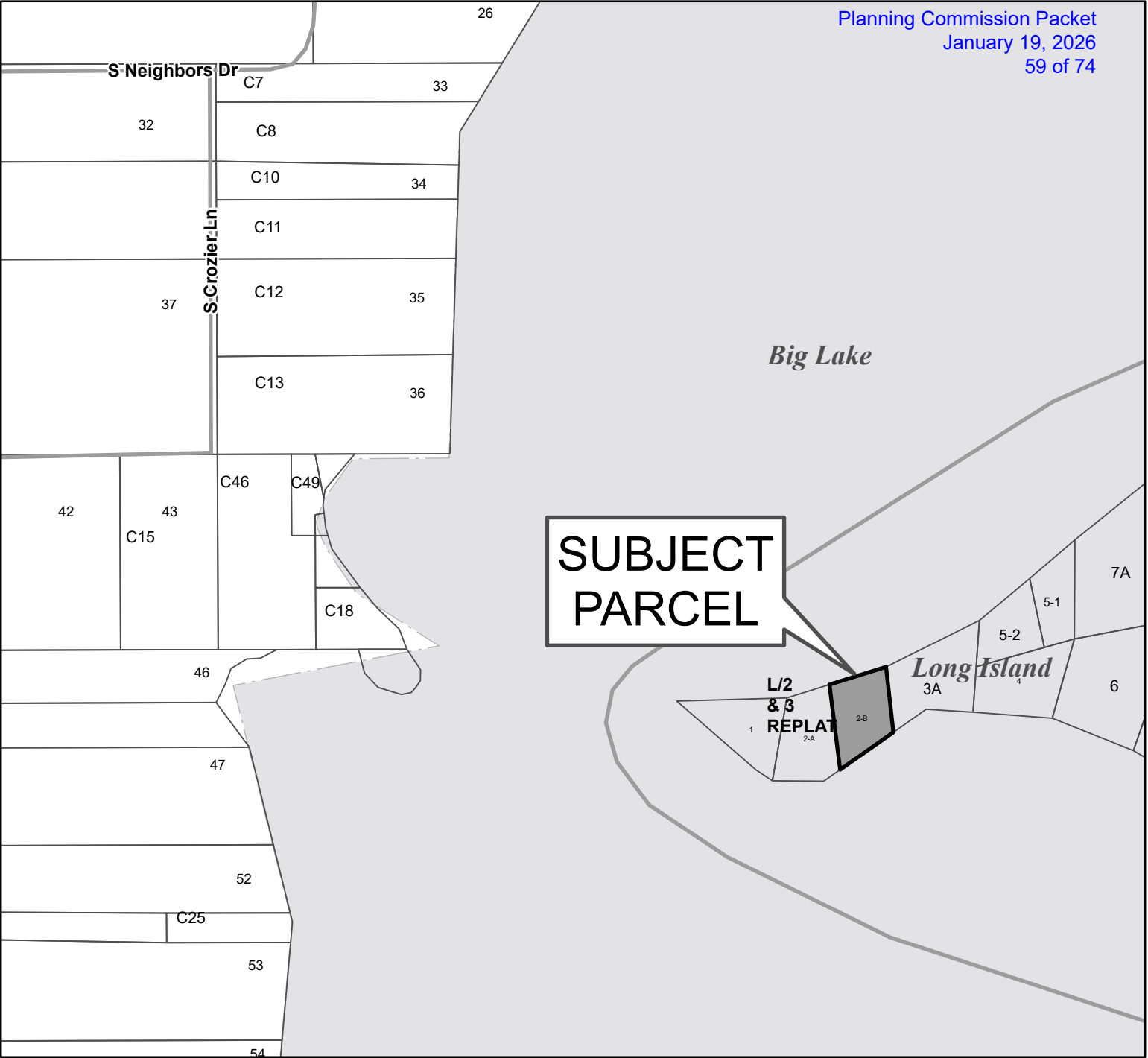


Postmaster's Certification

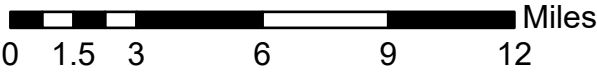
It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

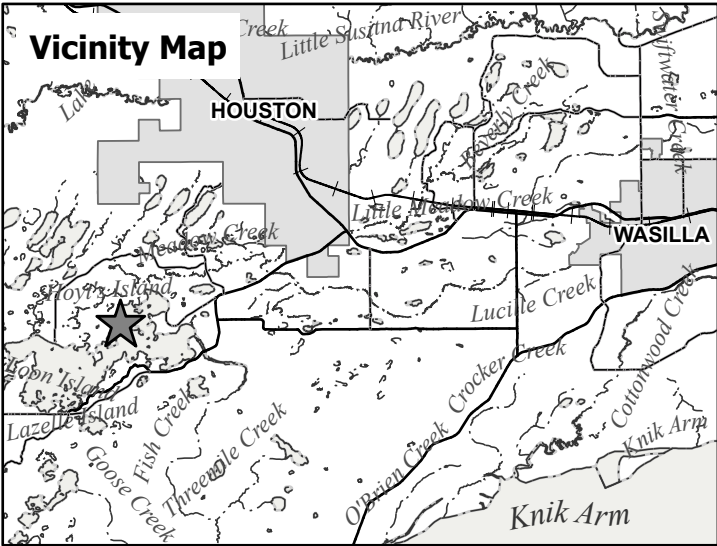
#	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
1	ASPENGREN FAMILY TR			PO BOX 520342	BIG LAKE	AK	99652-0342
2	BENTZ STEFAN THANE	BENTZ LAUREN AUBREY		PO BOX 671148	CHUGIAK	AK	99567-1148
3	CORBIN YVAN & KRISTIN RENE			14108 GOLDENVUE DR	ANCHORAGE	AK	99516
4	DUCLOS JACK & JENNIFER FAMILY TR	DUCLOS JACK B & JENNIFER F TRES		16962 BEDFORD CHASE CIR	ANCHORAGE	AK	99516
5	DUNN CHARLES A III		PMB 514	205 E DIMOND BLVD	ANCHORAGE	AK	99515
6	ENGEBRETH ROALD & MARY FAM LLC			920 AMY PL	CAMANO ISLAND	WA	98282
7	HUNSUCK ALAN S & GLORIA R	STENGER DYLAN B & SABRENA P	% SABRENA STENGER	400 W 76TH AVE # 201	ANCHORAGE	AK	99518
8	PETERSON L&L JOINT REV TR	PETERSON LELAND C TRE PETERSON LINDA L T		850 BREAKWATER	ANCHORAGE	AK	99515
9	RUFF CHRISTOPER A	VAN DYNE PETER H		10841 STROGANOF DR	ANCHORAGE	AK	99507
10	WOOD JEFFREY & LYNNETTE LVG TR		STE 16	4730 BUSINESS PARK BLVD	ANCHORAGE	AK	99503-7137
11	BIG LAKE COMMUNITY COUNCIL			PO BOX 520931	BIG LAKE	AK	99652



6194000L002-B



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





www.matsu.gov

Matanuska-Susitna Borough

Attachments: RS 25-114
IM 25-250

12/16/25 - Bowles Possible Amendment

OR 25-103 An Ordinance Repealing MSB 17.02, Mandatory Land Use Permit In Its Entirety; And Adopting MSB 17.07, Land Use Review.

Sponsors: Sumner

Attachments: OR 25-103
IM 25-195

OR 25-102 An Ordinance Amending MSB 43.20, Subdivision Development Standards To Allow Lots To Be Reduced To 30,000 Square Feet Within Single Family Residential Land Use Districts.

Sponsors: Sumner

Attachments: OR 25-102
IM 25-194
12/16/25 - Sumner Proposed Amendment

OR 25-111 An Ordinance Amending MSB 17.55, Setbacks And Screening Easements, To Reduce The Minimum Building Setback Requirement From Pedestrian Easements.

Sponsors: Nowers

Attachments: OR 25-111
IM 25-210

OR 25-133 An Ordinance Allowing Renters Of The Big Lake Lions Recreation Center To Consume And Serve Alcoholic Beverages Per The Terms Of The Rental Agreement At The Big Lake Lions Recreation Center.

Attachments: OR 25-133
IM 25-254

C. AUDIENCE PARTICIPATION (You can speak under one of the audience participations on the agenda, but not both; Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

RS 25-119 A Resolution Amending The Scope Of Work For The Oilwell Road Amber Lake Parking Area Design Project To The Homebuilt Circle Neklason Lake Parking Area.

Attachments: RS 25-119
IM 25-263

RS 25-120 A Resolution To Initiate Discussions And Considerations Regarding The Proposal To Annex The Chugiak-Eagle River Area Into The Matanuska-Susitna Borough.

Attachments: RS 25-120
IM 25-264

2. ACTION MEMORANDUMS

AM 25-144 Authorization For Destruction Of Ballots From The November 4, 2025, Regular Borough Election.

Attachments: AM 25-144

AM 25-145 Award Of Bid No. 26-079B To AK Clearwater Mechanical In The Contract Amount Of \$138,840 For Boiler Replacement At Snowshoe Elementary School.

Attachments: AM 25-145

AM 25-146 Award Of Bid No. 26-073B To Tutka, LLC In The Contract Amount Of \$919,100 To Construct Circle View Dike Repairs.

Attachments: AM 25-146

AM 25-147 Approval Of Change Order No. 6 For Contract No. 23-002P(C) With DOWL, LLC. For The Edgerton Parks Road And Mountain Trails Drive Upgrade And Pathway Project; And To Extend The Completion Date To July 31, 2026.

Attachments: AM 25-147

AM 25-148 Award Of Bid No. 26-086B To Recon, LLC. In The Contract Amount Of \$191,200 To Provide Geotechnical Evaluation Of land identified As Likely Having High Quality Deposits Of Civil Construction Materials.

Attachments: AM 25-148

AM 25-149 Approval Of Amendment No. 6 For HDL Engineering Consultants, LLC. For The Jolly Creek Drainage Improvement Task Order Under Contract 20-117P(A); And Extending The Completion Date To December 31, 2027, To Develop Final Bid Packages And Provide Support During Construction.

Attachments: AM 25-149

AM 25-150 Award Of Bid No. 26-078B To Mechanical Specialists, Inc. For The Contract Amount Of \$199,863 For The Finger Lake Elementary School Boiler Replacement.

Attachments: AM 25-150

VIII. UNFINISHED BUSINESS

IX. VETO

X. NEW BUSINESS

A. INTRODUCTIONS (No Public Hearings For 01/06/25)

B. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

25-185 Mayoral Requests for Confirmation

Attachments: 12/16/25 - Vacancy Report

C. OTHER NEW BUSINESS

D. REFERRALS (For Referral To The Planning Commission For 90 Days Or Other Date Specified By The Assembly)

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION (For Matters, Which The Immediate Public Knowledge Of Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And Matters Which By Law, Municipal Charter, Or Ordinance Are Required To Be Kept Confidential; And To Discuss Matters Involving Consideration Of Borough Records That By Law Are Not Subject To Public Disclosure; And Discussion Of Matters Subject To Attorney/Client Privilege.)

A. Federal Transit Administration Ferry Obligations

B. Other Pending Claims And Potential Liabilities Asserted Against The Borough

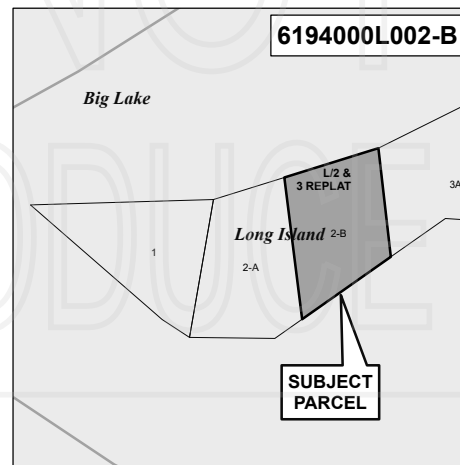
XIV. ADJOURNMENT

Disabled Persons Needing Reasonable Accommodation In Order To Participate At An Assembly Meeting Should Contact The Borough ADA Coordinator At (907) 861 8432 At Least One Week In Advance Of The Meeting.

Publish Date: December 12, 2025

1225-18

PUBLIC NOTICE



Alan & Gloria Hunsuck, and Dylan & Sabrena Stenger, property owners, have applied for a variance under MSB 17.65 for a parcel located on Long Island, Big Lake, Alaska (Tax ID#6194000L002-B). The property is 0.28 (12,400 square feet) taxable acres. The proposed 1,500 square foot structure will be situated as close as 27 feet from Big Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

The Matanuska-Susitna Borough Planning Commission will conduct a public hearing concerning the application on **Monday, January 20, 2026, at 6:00 p.m.** in the Borough Assembly Chambers located at 350 E. Dahlia Avenue in Palmer. Planning Commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the application or issues presented in the application.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Rebecca Skjothaug, Current Planner, by phone: 907-861-7862. Provide written comments by e-mail to rebecca.skjothaug@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

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

Comments are due on or before **December 26, 2025**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Publish Date: December 12, 2025

1225-19



Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Michael Bowles, #1
(907) 355-1355
Michael.Bowles@matsugov.us

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 315-2802
Dee.McKee@matsugov.us

Maxwell Sumner, #4
(907) 232-6797
Maxwell.Sumner@matsugov.us

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

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

8

PETERSON L&L JOINT REV TR
PETERSON LELAND C TRE PETERSON LINDA L T
850 BREAKWATER
ANCHORAGE AK 99515

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

Alan & Gloria Hunsuck, and Dylan & Sabrena Stenger, property owners, have applied for a variance under MSB 17.65 for a parcel located on Long Island, Big Lake, Alaska (Tax ID#6194000L002-B). The property is 0.28 (12,400 square feet) taxable acres. The proposed 1,500 square foot structure will be situated as close as 27 feet from Big Lake. Per borough code, structures are required to maintain a minimum setback of 75 feet from a waterbody. Approval of this variance would allow the owners to construct the proposed residence within the required setback distance.

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Comments are due on or before **December 26, 2025**, and will be included in the Planning Commission packet. Please be advised that comments received from the public after that date will not be included in the staff report, but will be provided to the Commission at the meeting.

Name: Re Peterson Mailing Address: 850 Breakwater Cir Anchorage
Location/Legal Description of your property: Lot 4, Long Island Big Lake 99515
Comments: we have no issue with this request.

Note: Vicinity Map Located on Reverse Side

Communication and Deficient Application Material

Dylan Stenger Variance Analysis

Long Island Subdivision - Plat recorded July 3, 1971

Total number of properties on the island - 49 (including applicant)

Tax ID	Lot Size	Structure size	Secondary Structure	Distance from waterbody	Legal	Year Built	
6193000L001		0.31	900		18 Yes	GFR	1968
6194000L002-A		0.32	2406		51 Yes	SLSE	1980
6194000L003A		0.4	1548	380 - Boat House	29 Yes	GFR	1970
6193000L004		0.32	1056		18 Yes	GFR	1965
6193000L005-2		0.35	520		57 Yes	GFR	1966
6193000L005-1		0.24	1080		44 Yes	GFR	1965
6472000L007A		0.76	2483		100 Yes	WBSB	1984
6193000L006		0.61	1000		85 Yes	GFR	1967
6193000T00A-3		0.69	192		49 No		2021
6472000L008B		0.41	1920		145 Yes	GFR	1970
6472000L008A		0.38	1225		95 Yes	WBSB	2015
6440000T00A1		0.99	1248		77 Yes	GFR	1974
6193000L013		0.76	480 448 - Boat house		75 Yes	GFR	1966
6193000L015		0.46	624		40 Yes	Variance	1997
6193000L017		0.87	1586 384 - Guest House		12 Yes	GFR - Rebuilt after fire	1996
6440000T00A2		2.24			15	COMMERCIAL	1984
6440000T00A3		0.59	1248		86 Yes	WBSB	2000
6193000T00A-2		0.52	1800		78 Yes	WBSB	2008
6193000L014		0.84	1144	927	43 No		1985/1992
6193000L016		0.55	1184		27 Yes	GFR	1965
6193000L018		0.9	1596		30 Yes	GFR	1970
6193000L020		1.02	1274		59 Yes	GFR	1965
6193000L022		1.04	1664		75 YES	WBSB	2001
6193000L024		1.1	1698		26 Yes	GFR	1970
6193000L026		1.24	1432		49 Yes	GFR	1960
6193000L028		1.01	448		76 Yes	WBSB	2017
7669000L030A							Need to check assessment records. Property might be owned by the state or feds.
3503000L033A		0.75	2448		10 Yes	GFR	1967
6193000L038		0.73	0				
6193000L040		0.56	0				
6193000L042		0.64	560		26 Yes	GFR	1971
6193000L044		0.51	888		42 Yes	GFR	1962
6193000L045		0.41	762		25 Yes	GFR	1959
6193000L043		0.65	1088		44 Yes	GFR	1967
6193000L041		0.86	576		136 Yes	WBSB	1984
6193000L039		0.59	2500		48 Yes	GFR	1970
6193000L048		0.52	720		49 Yes	GFR	1965
6193000L019		0.35	2199		27 No		2012
6193000L029		0.48	3424		48 Yes	SLSB	1977
6193000L027		0.83	1376		29 Yes	GFR	1967
6193000L025		0.94	1624		25 Yes	GFR	1966
6193000L023		0.57	2220		20 Yes	GFR	1965
6193000L021		0.43	744		38 Yes	GFR	1962
6193000L012		0.5	2624		75 Yes	WBSB	1998
4669000L011A		0.62	620		80 Yes	WBSB	?
4669000L010A		0.59	1215		50 No		1974
6193000L009		0.42	1180		83 Yes	WBSB	1999
6193000L047		0.52	1120		77 Yes	WBSB	2021
6193000L046		0.47	0				

9 - Properties not used for analysis

- 1 - Commercial
- 3 - No Structures
- 1 - No Data
- 4 - Illegal / Violation

From: [Dylan Stenger](#)
To: [Becca Skjothaug](#)
Subject: Re: Variance Application 10063
Date: Thursday, December 18, 2025 12:35:41 PM
Attachments: [image001.png](#)

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.] Good I'm not crazy, thanks!

On Dec 18, 2025, at 12:32 PM, Becca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Oh good catch. You are correct. The date is wrong; it should say the 19th. I will update the packet on our website for corrections. Thank you so much.

Becca Skjothaug

Current Planner

Desk Phone (907)861-7862

<image001.png>

From: Dylan Stenger <dylanstenger@live.com>
Sent: Thursday, December 18, 2025 12:30 PM
To: Becca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

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

I just noticed the date says Monday, January 20 at 6 PM, but January 20 is a Tuesday. Monday is the 19th. Or am I going crazy?

Dylan Stenger

On Dec 15, 2025, at 8:02 AM, Becca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Hi Dylan,

All public notice and mailing were sent last week. I will be wrapping up the staff report this week.

Merry Christmas

Becca Skjothaug

Current Planner

Desk Phone (907)861-7862

<image001.png>

From: Dylan Stenger <dylanstenger@live.com>

Sent: Saturday, December 13, 2025 11:02 AM

To: Becca Skjothaug
<Rebecca.Skjothaug@matsugov.us>

Subject: Re: Variance Application 10063

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] When is the notice going in on the frontiersman? I keep checking every day

Merry Christmas Dylan

On Dec 4, 2025, at 2:13 PM, Dylan Stenger <dylanstenger@live.com> wrote: Yeah give me a call when your free

On Dec 4, 2025, at 1:23 PM, Becca Skjothaug <Rebecca.Skjothaug@matsugov.us> wrote:

Hi Dylan,

I am in a meeting now, or else I would have loved to talk to you. I have not sent out the notice yet because I didn't have an admin here for a couple of weeks. Everything is still set to go as planned we still have plenty of time for adequate public notice. Code only calls for two weeks prior to introduction to the Planning Commission.

We are on track

Happy to call you back once my meeting has concluded.

Becca Skjothaug

Current Planner

Desk Phone (907)861-7862

<image001.png>

From: Dylan Stenger <dylanstenger@live.com>

Sent: Thursday, December 4, 2025 8:54 AM
To: Becca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

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

Hello again, Rebecca,

Just checking in again and happy holidays. Hope you're doing well. Was the public notice ever able to get into the frontiersmen? I'm sitting on pins and needles waiting to see this thing through ha ha. Sorry to bother Dylan Stenger

On Nov 20, 2025, at 9:06 AM, Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Yes. They are always on a Monday! Thank you for your patience. Variance applications have no deadline, but code has deadlines for other applications which often means the variance application can get bumped to the bottom of the list. Thankfully I am catching up and we can wrap your application up soon

Rebecca Skjothaug

Current Planner

Desk Phone (907)861-7862

<image001.png>

From: Dylan Stenger <dylanstenger@live.com>

Sent: Thursday, November 20, 2025 9:04 AM

To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us>

Subject: Re: Variance Application 10063

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

As long as it's on a Monday I'll be there :)

On Nov 20, 2025, at 9:02 AM, Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Good morning,

The public notice is scheduled to be administered next Friday. Due to the holiday season, I cannot schedule the Planning Commission meeting until January 2026. The first meeting is an introduction, and the second meeting is the opportunity for the applicant to speak. It is always recommended for the andd applicant to be in person at the 2 Planning Commission meeting, but if you are unable to attend in person, a call in option is available. Does that schedule work for you?

Rebecca Skjothaug
Current Planner
Desk Phone (907)861-7862
<image001.png>

From: Dylan Stenger <dylanstenger@live.com> Sent: Wednesday, November 19, 2025 9:09 PM To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.] Any updates? :)
Dylan Stenger

On Oct 7, 2025, at 2:35 PM,
Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Darn I was hoping for some good news. MSB title 8.25.040 does have a setback of 100' from the waterbody for a septic. This is where I have hit a roadblock in processing the application as it stands now. The Planning Commission only has authority to grant a variance for Title 17 which incorporates the structure. However, this does not mean that your application is at a halt. If you have the opportunity to call me directly, I can provide you with a little more information. I will be here until 4 pm today and I get in at 8 am tomorrow.

Rebecca Skjothaug
Current Planner
Desk Phone (907)861-7862
<image001.png>

From: Dylan Stenger
<dylanstenger@live.com>
Sent: Tuesday, October 7, 2025 12:54 PM
To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us> Subject: Re:
Variance Application 10063

[EXTERNAL EMAIL -

CAUTION: Do not open unexpected attachments or
links.]

Just reached out to our engineer, here's the
response I got:

" Everything was sent in 09/24/25 and no word yet.
Status as listed in the states electronic database
is "in progress". It hasn't been assigned a
reviewer yet, which usually means someone won't
look at it until it does. Once it has a reviewer
assigned to it, I can forward you their contact
info so that it can help speed the process up.
Usually that is the only way they will get it done
quickly. The rule of thumb lately has been
anywhere from 30-60 days."

So it sounds like we still have a while before we
hear back from the DEC.

From my understanding the septic situation is all
up to the DEC, they are the ones issuing the
variance. So I think we only need the cabin
variance from you guys? Is that correct?

Thanks for keeping in touch! Dylan Stenger

On Oct 7, 2025, at

8:46 AM, Rebecca Skjothaug

<Rebecca.Skjothaug@matsugov.us> wrote:

Good morning,

Just wanted to touch base with you about your application. As of right now I can proceed with processing the application as a dry cabin. What is next for me is a public notice which will include a mailing of the proposed application to the nearby residents and a publication of the proposed plan in the Frontiersman.

Have you heard anything from DEC about the proposed wastewater treatment design?

Let me know how you would like to proceed forward
Have a great day.

Rebecca Skjothaug
Current Planner
Desk Phone (907)861-7862
<image001.png>

From: Dylan Stenger
<dylanstenger@live.com> Sent: Tuesday, September 2, 2025 10:30 AM
To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

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

As soon as I hear anything I will pass it to you!

Also a couple points, the septic design is based on the cabin plans/rooms. So if this cabin plan isn't approved or has to change, then the septic system will likely need changing. So I don't want to put the cart in front of the horse haha it's all based off the cabin.

Secondly, if it's determined we cannot have a septic we would want to move forward with the same plan but as a "dry cabin".

So I'm not sure if that affects how you handle things. If you can keep the process going as a Cabin that will only have a Septic if approved? I hope that makes sense

-Dyaln

On Sep 2,
2025, at 10:12 AM, Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us> wrote:

Oh that is great news. Any updates from ADEC
I will happily take. If they approve the system,
could you forward me that email? Then I can keep
moving forward without waiting on a response from
them.

Rebecca Skjothaug
Current Planner Desk Phone (907)861-
7862
<image001.png>

From:
Dylan Stenger
<dylanstenger@live.com>
Sent: Tuesday, September 2, 2025 10:11 AM
To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

[EXTERNAL EMAIL
- CAUTION: Do not open unexpected attachments or
links.] Oh and one last thing I
reached out to the engineering company just now
and they said they will have my
wastewater system "packet" sent to the ADEC in the
next couple days for their approval. They will
make any adjustments as needed per the ADEC's
request. I hope that helps, this is my first time
going through
this process haha

Thanks a million Dylan Stenger

On Sep 2, 2025, at 9:46 AM,
Dylan Stenger <dylanstenger@live.com> wrote:

Thanks for the quick reply Rebecca!
As far as the septic I am certainly no expert, but
we did

hire an engineering company for the plans. They told me they have done many others out there on the lake for people in my situation. It's an "advanced treatment" system and apparently you can drink the water that comes out of it

(though I wouldn't haha) Their info: Logan J. Curtiss, EIT Pannone Engineering Services, LLC
Office: (907) 745 8200
Mobile: (907) 371 6001 Fax: (907) 745 8201

Please let me know if I can help

-

Dylan Stenger

On Sep 2, 2025, at 9:04 AM,

Rebecca Skjothaug

<Rebecca.Skjothaug@matsugov.us> wrote:

Hi Dylan,

Thank you for your patience I was out of the office last week. I spoke with my

Director about the plans for the septic and well, because the septic does not meet MSB

requirements of 100' setback from the water we are negotiating if this proper would require two variances. That would be one for the house and one for the waste

treatment. This would not be an additional fee for you, but something I

would have to process on the back end a little differently. With that, I also am reaching out to ADEC to ensure that this wastewater treatment plan is allowable.

I will be in touch with you when I receive any new information. Have a great week.

Rebecca Skjothaug

Current Planner Desk Phone (907)861-7862

<image001.png>

From: Dylan Stenger

<dylanstenger@live.com>

Sent: Monday, September 1, 2025 3:48 PM

To: Rebecca Skjothaug
<Rebecca.Skjothaug@matsugov.us>
Subject: Re: Variance Application 10063

[EXTERNAL EMAIL

- CAUTION:

Do not open unexpected attachments or
links.]

Hello Rebecca, Justin checking in to see what the
next steps are? Thank you very much!! Appreciate
your help

Dylan Stenger

On Aug 21, 2025, at 2:22 PM,

Dylan Stenger

<dylanstenger@live.com> wrote:

Here is the dock application, it has already been
built. Also I've attached the engineered design
for the waste water system from Pannone
Engineering Services LLC.

Thanks Dylan Stenger

On Aug 21, 2025, at 12:43 PM,

Rebecca Skjothaug

<Rebecca.Skjothaug@matsugov.us> wrote:

Good afternoon, Dylan,

My name is Becca, and I,am a Current Planner with
the Mat-Su Borough who is processing your
variance application. A couple pieces of
information that would be helpful is the
wastewater plan, and certification from
ADEC.

The second piece of information would be the ADF&G
permit allowing the new dock to be built.

These last few pieces of information will be
helpful in creating a report. The next steps would
be a public notice through a mailing of
surrounding property owners,
as well as an advertisement in the Frontiersman.

These will indicate when the date the
Planning Commission hearings will be held. I will
be reaching out to you soon to confirm that the
Planning Commission dates work for your schedule,
as I know it
is moose hunting season and many people will be
unreachable.
Please let me know if you have any questions.

Rebecca Skjothaug
Current Planner Desk Phone (907) 861-
7862
<image001.png>

.pdf> <Dock_Big Lake.pdf>
 <Long
 Island
 waste
 water.p
 df>
 <image001.png>

COMMISSION BUSINESS

(Page 74)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

Matsu.gov

MEMORANDUM

DATE: January 19, 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)
- Ficklin Gravel Products LLC – Earth Materials Extraction; 16N04W03A009 (Staff: Rick Benedict)
- Butte Land Co. – Earth Materials Extraction; 17N02E35A024 (Staff: Natasha Heindel)
- Harman Northeast – Earth Materials Extraction; 18N01W15B015 (Staff: Rick Benedict)
- Stenger – Variance; 6194000L002-B (Staff: Rebecca Skjothaug)
- Three Bears Alaska Inc. – Core Area Conditional Use Permit; 8211000L001 (Staff: Rick Benedict)
- Alaska Gravel Company – Earth Materials Extraction; 21N04W18C004 (Staff: Rebecca Skjothaug)
- Paul and Elizabeth Knetch – Variance; 6070000L1051 (Staff: Rebecca Skjothaug)
- Hart Variance - Tax ID# 8578B05L015A (Staff: Rebecca Skjothaug)
- Kouadia Variance - Tax ID# 1598000L002 (Staff: Rebecca Skjothaug)
- Bad Gramm3r LLC – Marijuana Retail Facility; 1068000L020 (Staff: Rick Benedict)
- McIntyre Farms LLC – Marijuana Cultivation Facility; 6025B02L007 (Staff: Rick Benedict)

Legislative

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