

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONVEYING THE BOROUGH'S REMAINING INTEREST IN THE REAL PROPERTY ESTATE IDENTIFIED AS TAX IDS 21N05W36A002 and 21N05W36A003 TO MARK AND SANDRA STAHL (MSB001274), AND IMPLEMENT AGRICULTURAL COVENANTS, CONDITIONS AND RESTRICTIONS.

**AGENDA OF:** April 15, 2025

**ASSEMBLY ACTION:** Adopted without objection 05/06/25 - BJH

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing.

Route To	Signatures
Originator	<div>4 / 2 / 2 0 2 5</div> <div>X      S u z a n n e R e i l l y</div> <div>Signed by: Suzanne Reilly</div>
Department Manager	<div> Recoverable Signature</div> <div>X      J o e M e t z g e r</div> <div>Signed by: Joe Metzger</div>
Department Director	<div> Expired certificate</div> <div>X      J i l l i a n M o r r i s s e y</div> <div>Signed by: Jillian Morrissey</div>
Finance Director	<div> Recoverable Signature</div> <div>X      C h e y e n n e H e i n d e l</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>4 / 4 / 2 0 2 5</div> <div>X      N i c h o l a s S p i r o p o u l o s</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>4 / 4 / 2 0 2 5</div> <div>X      M i c h a e l B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div> Recoverable Signature</div> <div>X      L o n n i e M c K e c h n i e</div> <div>Signed by: Lonnie McKechnie</div>

**ATTACHMENT (S) :** Ordinance Serial No. 25-018(2 pp)

Fiscal Note (1 pp)

Vicinity Map (1 pp)

Declaration of Covenants, Conditions, and Restrictions (5 pp)

Agriculture Advisory Board Resolution 25-01 (2 pp)

Public Comments (9 pp)

**SUMMARY STATEMENT:** Matanuska-Susitna Borough Land and Resource Management Division received an application from Mark and Sandra Stahl to acquire the remaining interest in the land estate of all of the Northeast one-quarter (NE  $\frac{1}{4}$ ), and Government Lots One (1), and Two (2), Section 36, Township 21 North, Range 5 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska (Tax IDs 21N05W36A002 & 21N05W36A003). This request would merge the Borough's development rights with the agricultural rights title for a fee simple estate and would implement the covenants, conditions, and restrictions used under Title 23 agricultural programs. This request is allowed under MSB 23.10.230 (A) (1) (g).

**DISCUSSION:**

The subject property (2 parcels) totals approximately 210 acres. The Borough originally sold the agricultural rights in 1983 under former Title 13.

Under former Title 13, when the Borough conveyed land in agricultural land sale programs, it conveyed the "agricultural rights" to the buyer and retained the "development rights". MSB 13.30.120(H) defined the rights conveyed as "All rights except mineral rights and development rights. Development rights are the rights to subdivide or use the surface of the land for residential, commercial or industrial uses which are not part of the farming enterprise conducted on the land".

Title 13 was replaced by Title 23 in 1994. Under Title 23, when the Borough sells agricultural properties, it conveys fee simple estate and imposes covenants, conditions, and restrictions on the fee simple title. The covenants, conditions, and restrictions are designed to maintain the agriculture potential of the land without requiring certain clearing or production requirements as necessary under former Title 13.

In November of 2022, the Borough Assembly approved Resolution Serial No. 22-105 and Informational Memorandum No. 22-224 authorizing changes to the Title 23 and the Land & Resource Management Policy and Procedures Manual. These changes created a voluntary program that allows agricultural land sales under former Title 13 to convert and merge the Borough's development interest to create fee simple title with agricultural covenants under Title 23.

An interdepartmental review was conducted with no objection from any Borough departments.

Public notices were sent to nearby landowners in accordance with MSB 23.05.025. Five written comments were received, none of which expressed direct opposition. However, four of the comments raised concerns about the need to keep a 4-wheeler trail on the property open and accessible for public use. These public comments are included in the package; however, the trail issue is not relevant to this request.

The maps referenced in the comments highlight two trails. The first is a well-established 4-wheeler trail (mentioned above) located outside the existing 300' easement from the river high line. This trail is considered a "trespass trail" because it falls outside the boundaries of any designated easement. Some commenters noted that the landowner had previously blocked the trail, which, according to the landowner, was in response to users leaving trash and abandoning a vehicle that the landowners had to remove.

The second trail lies within the established 300' easement and is referred to by some locals as the "dog sled trail." This trail is narrower and reportedly less suitable for motor vehicle use than the first trail.

Pursuant to MSB 23.10.230(A)(1)(g) the Manager may, with approval of the Assembly by ordinance, approve a sale of Borough-owned real property by application for disposal of the Borough's interest in the agricultural land sales conducted in 1977, 1981, 1982, and 1983. Mark and Sandra Stahl applied and qualify to purchase the remaining interest in a land estate in accordance with MSB Title 23 and Land and Resource Management Policy and Procedures.

**RECOMMENDATION OF ADMINISTRATION:**


Matanuska-Susitna Borough Assembly approval to convey the Borough's remaining interest in the land estate of Tax IDs 21N05W36A002 and 21N05W36A003 to Mark and Sandra Stahl pursuant to MSB 23.10.230 Agreements by Application; and implement the attached agricultural covenants, conditions, and restrictions; and authorize the Manager to complete the transaction.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: 04/15/2025

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONVEYING THE BOROUGH'S REMAINING INTEREST IN THE REAL PROPERTY ESTATE IDENTIFIED AS TAX IDS 21N05W36A002 and 21N05W36A003 TO MARK AND SANDRA STAHL (MSB001274), AND IMPLEMENT AGRICULTURAL COVENANTS, CONDITIONS AND RESTRICTIONS.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$1,500	FUNDING SOURCE Application Fee
FROM ACCOUNT #	PROJECT
TO ACCOUNT: 203.000.000 3xx.xxx	PROJECT #
<b>VERIFIED BY:</b>  Recoverable Signature X Liesel Zanto Signed by: Liesel W. Zanto	

## EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	0.2					

## FUNDING:


(Thousands of Dollars)

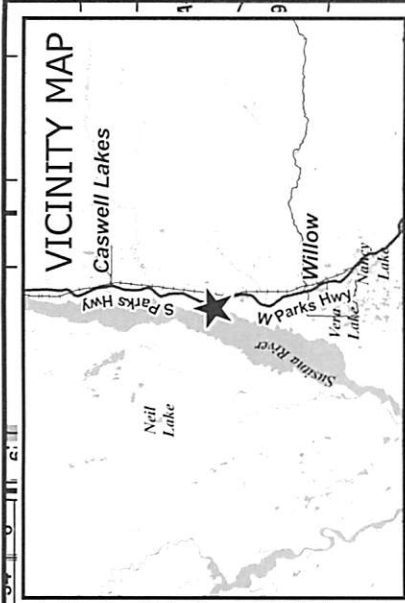
General Fund						
State/Federal Funds						
Other	0.2					
TOTAL	0.2					

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

## ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel
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**MSB #001274**  
Agriculture Rights Conversion

Ordinance Serial No. 25-018  
IM No. 25-039

S T21N R05W Sec. 36 - Tax Map CA14  
MSB/LRMD January 2025

Feet  
0 250 500 750

N  
W E  
S

## DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

The Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the State of Alaska (hereinafter "Declarant"), as owner of real property classified as "Agricultural lands," does hereby declare and impose these covenants, conditions, and restrictions on the real property described in "Exhibit A" attached hereto, in order to promote the agricultural use and development of the subject real property. This declaration of covenants, conditions and restrictions so declared are perpetual and shall run with the land and be binding on all parties coming under them hereafter, including all successors and assigns.

### DEFINITIONS

**Farm Unit:** The individual parcels described in this declaration, each to be conveyed as a single farm unit.

**Farm Sub-Units:** The parcels later created within the boundary of a Farm Unit.

**Improvement Sites:** The areas within a Farm Unit, or subsequent Farm Sub-Unit, that must be designated as the location for all real property improvements and the non-agricultural development permitted by this declaration.

**Primary Improvement Site:** The one (1) designated improvement site within a Farm Unit, or subsequent Farm Sub-Unit, in which the farm headquarters, residential use, and home-based business use, including associated well and septic systems, shall be located.

**Real Property Improvements:** Any structural improvement that is built or located upon the land in a fixed, permanent, or immovable state. For the purposes of this declaration, farm fencing, irrigation wells and systems, utility service lines (aerial or buried), farm field roads, and public infrastructure located in public use easements or rights-of-way are not considered as real property improvements that must be located within the designated Improvement Sites.

**Agricultural Development:** The development of the land for Agricultural Purposes.

**Agricultural Purposes:** The production and harvest, for commercial or personal use, of plants, animals, birds, fish, bees, and other organisms by humans to provide food, fuel, fiber, shelter, clothing, energy and aesthetics, and including:

Real property improvements used in the care, housing, processing, and storage of the agricultural assets, EXCEPT that kennels and catteries are not considered an agricultural purpose;

Other land improvements that are reasonably required for or related to agricultural development;

The personal use of gravel resources located within the Farm Unit for development within the Farm Unit boundary; and

The removal and disposition of timber located within the Farm Unit in order to bring the land into agricultural production.

**Residential Use:** Any Real Property Improvement that is used as living quarters by the landowner(s) or farm laborers employed on the Farm Unit and including members of their immediate family residing with them.

**Home-Based Business Use:** A business activity carried out on the same Improvement Site as a Residential Use, being located in a residential structure or a detached appurtenance, that is clearly incidental and subordinate to the agricultural development. Examples of such a use may include professional service businesses, bed and breakfast or farm-stay businesses, and kennel and cattery businesses for boarding or breeding.

## **LAND USE RESTRICTIONS**

1. The farm headquarters, residential use, and home-based business use, including associated well and septic systems, shall be located within one (1) Improvement Site that is identified as the Primary Improvement Site. Additional Improvement Sites may be indicated within the Farm Unit but are strictly limited to facilities necessary to the agricultural development of the Farm Unit and shall not include residential or home-based business uses as defined herein. The aggregate area of all Improvement Sites may not exceed five (5) acres, unless specifically authorized by the Matanuska-Susitna Borough Manager.
2. The Borough Manager may authorize designated Improvement Sites in an aggregate area larger than five (5) acres when the additional area is needed for unusual or larger scale real property improvements necessary for agricultural development of the parcel.

The designated Improvement Site(s) must be identified prior to construction of the real property improvement(s) by the Farm Unit purchaser/owner submitting location map(s) on a form, approved by the Borough Manager that is acceptable for recording. The location and size of each designated Improvement Site, including the Primary Improvement Site, shall be indicated on the map. A "Notice of Designated Improvement Sites" that includes a copy of the location map(s) as approved by the Borough Manager shall be recorded in the office of the district recorder at the expense of the Farm Unit purchaser/owner. The Notice of Designated Improvement Sites, most recently accepted by the Borough Manager and recorded, may be used as a basis for enforcing the covenants, conditions and restrictions herein. The size and location of the Improvement Sites may be amended prior to construction of improvements within designated Improvement Sites. An "Amended Notice" shall be recorded in the same manner as the original "Notice".

3. Requests to amend or enlarge the designated Improvement Sites, including the fees to process such a request shall be submitted to the Matanuska-Susitna Borough, Land Management Division. The Borough Manager may impose such conditions of use on the additional acreage authorized as deemed prudent and necessary based on a review of the intended uses. A notice of the authorization of sites larger than five (5) acres aggregate and any special conditions of use shall be recorded as a part of the original "Notice" or as an "Amended Notice" in the records of the district recorder in the same manner as the "Notice".
4. The development of condominiums or co-operatively owned apartments within any area of the Farm Unit is prohibited.

5. The excavation or removal of any natural deposits of gravel, sand, rock, peat or similar natural resource materials located within the Farm Unit for the purposes of sale, trade, barter, or exchange is prohibited.
6. All development and uses within the Farm Unit shall conform to all federal, state, and local laws, regulations, and codes.

### **SUBDIVISION RESTRICTIONS**

1. A Farm Unit larger than 80 acres in size may be subdivided. The Farm Unit may not be divided into parcels less than 40 acres in size. No more than a total of four (4) parcels may result within the boundary of the Farm Unit. Parcels created from the Farm Unit by subdivision may not be further subdivided and will be identified as Farm Sub-Units.
2. A parcel subdivided from the Farm Unit will continue to come under this Declaration of Covenants, Conditions, and Restrictions.
3. Subdivision of the Farm Unit must meet the subdivision code and regulations in place at the time such subdivision occurs.
4. Each Farm Sub-Unit shall be authorized to designate not more than an aggregate of five (5) acres for Improvement Sites that may include one (1) Primary Improvement Site. The five (5) acre limit shall include any designated Improvement Sites located within the boundary of the Farm Sub-Unit previously existing under the rules for the Farm Unit, unless such site has not been utilized and its location is released by an approved amendment.

### **DEVELOPMENT REQUIREMENTS**

The Farm Units have been classified under MSB 23.05.100 as “Agricultural Lands” because they are recognized as land that “because of soils, location, physical or climatic features, or adjacent development are presently or potentially valuable for the production of agricultural crops”. Any agricultural potential of the Farm Units shall be enhanced by land and water stewardship practices that minimize adverse environmental impacts. An implementation schedule for the development of each Farm Unit is not required and will not be enforced.

### **WASTE**

Development methods shall not waste the topsoil and other natural resources of the Farm Unit, nor shall it diminish the agricultural potential of the Farm Unit.

### **AMENDMENT OR MODIFICATION**

This Declaration of Covenants, Conditions, and Restrictions is intended to be perpetual. The Matanuska-Susitna Borough Assembly having imposed these conditions under Ordinance Serial Number 24-099 may amend or modify the Covenants, Conditions and Restrictions by subsequent ordinance.

### **INTERPRETATION**

The provisions of these covenants, conditions, and restrictions shall be liberally construed to affect the purpose of encouraging agricultural development. Failure to enforce any provision shall not constitute a



waiver of the right to enforce such provision or any other provision herein. Any conflicts in interpretation arising between this declaration and other covenants, conditions, and restrictions of record or zoning that may affect a Farm Unit or Farm Sub-Unit shall be adhered to based on the more restrictive interpretation.

## **ENFORCEMENT**

This Declaration of Covenants, Conditions, and Restrictions may be enforced only by a civil action brought by the Matanuska-Susitna Borough, its successors or assigns. A civil action may be filed after the plaintiff has notified the Farm Unit or Farm Sub-Unit owner(s), in writing by certified mail or personal service, of the particular violations of this Declaration at least 90 days before the civil action is undertaken. Enforcement under this section shall not limit the ability of a party to seek injunctive relief on an expedited basis when life, health, or safety is an issue.

IN WITNESS WHEREOF, this declaration is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the undersigned on behalf of the Matanuska-Susitna Borough under authority granted by the laws of the State of Alaska and the Matanuska-Susitna Borough.

ATTEST:

MATANUSKA-SUSITNA BOROUGH

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Lonnie McKechnie, CMC  
Borough Clerk

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Michael Brown, Borough Manager

EXHIBIT A

[Legal Desc]

**MATANUSKA-SUSITNA BOROUGH  
AGRICULTURE ADVISORY BOARD  
RESOLUTION NO. 25-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT ORDINANCE SERIAL NO. 25-018, CONVEYING THE BOROUGH'S DEVELOPMENT RIGHTS INTEREST TO MARK AND SANDRA STAHL FOR FEE SIMPLE TITLE WITH AGRICULTURAL COVENANTS (MSB001274).

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WHEREAS, the Borough Agriculture Advisory Board was enacted by Matanuska-Susitna Borough Ordinance 15-050 to review issues specifically related to and affecting Borough agriculture lands, and advise the Assembly and Manager on such matters; and

WHEREAS, the Agriculture Advisory Board asked Land and Resource Management staff to develop a program to convert and merge the Borough's development rights held in deeds for the 1977, 1981, 1982, and 1983 agricultural land sales programs; and

WHEREAS, on November 22, 2022, Informational Memorandum No. 22-224 was presented to the Matanuska-Susitna Borough Assembly and the Assembly approved Resolution Serial No. 22-105, amending Title 23 Real Property and the Land and Resource Management Policy and Procedures Manual Part 5, for the Agricultural Land Sales under former Title 13 that occurred in 1977, 1981, 1982, and 1983 and merge the Borough's development right with the agricultural rights title for fee simple title with agricultural covenants; and

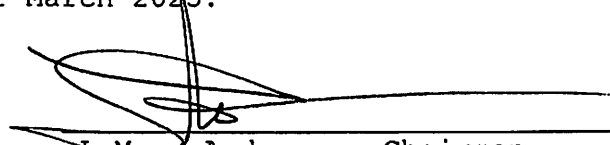
WHEREAS, the Matanuska-Susitna Borough Land and Resource Management Division received an application from Mark and Sandra Stahl to acquire the remaining interest in the land estate of Tax

ID's 21N05W36A002 and 21N05W36A003; and


WHEREAS, Mark and Sandra Stahl qualify to purchase the remaining interest in a land estate in accordance with MSB Title 23 and Land and Resource Management Policy and Procedures.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Agriculture Advisory Board recommends the Matanuska-Susitna Borough Assembly hereby adopt Ordinance Serial No. 25-018, conveying the Borough's development rights interest to Mark and Sandra Stahl for fee simple title with agricultural covenants.

ADOPTED by the Matanuska-Susitna Borough Agricultural Advisory Board this 19th day of March 2025.

  
LaMar Anderson, Chairman

ATTEST:

  
\_\_\_\_\_  
Margie Cobb,  
Department Administrative Specialist



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

42 6563000L021  
EASTON JOHN & MIRIAM  
2939 GLACIER ST  
ANCHORAGE AK 99508-4726

MATANUSKA-SUSITNA BOROUGH  
PUBLIC NOTICE

Type: Ag Rights Conversion

Tax IDs: 21N05W36A001  
21N05W36A002

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received a request from Mark and Sandy Stahl to acquire the remaining interest in the land estate of Tax IDs 21N05W36A001 and 21N05W36A002 conveyed through an agriculture land sale under former Title 13. Currently the Stahls have title to the agricultural rights of the property while the Borough holds title to the development rights. This request would merge the Borough's development rights with the agricultural rights for fee simple estate and would implement the covenants, conditions, and restrictions used under the Title 23 agricultural programs. This conversion program is voluntary and was instituted to allow agricultural parcels sold by the Borough under former Title 13 to become as close to the same regulations as possible under Title 23. The covenants require that the land use will remain agricultural in perpetuity.

Supporting material is available for public inspection by appointment only during normal business hours on the 2<sup>nd</sup> floor of the Borough Building in the Land & Resource Management office or visit the Public Notice Section on the Borough's web page, [www.matsugov.us](http://www.matsugov.us). Public comment is invited on this request. If you have any comments please mail or deliver them to the Borough offices at the address indicated above, no later than March 1, 2025. If you have questions about this request or would like to schedule an appointment to view supporting material, call Suzanne Reilly at (907) 861-8492 or you can send an e-mail to: [LMB@matsugov.us](mailto:LMB@matsugov.us) (please refer to MSB001274 Stahl Ag Rights Conversion when submitting comments).

Comments:

For parcel A3 (S 21N, 5W sec 36) 50.18 acres the public has enjoyed access across this parcel for the last 20+ years. We have documented use (pictures) for at least 10+ years of crossing parcel A003 to access the Susitna River from our property in Rustic Wilderness Subdivision. We feel that "prescriptive rights" apply via Swift v. Kniffen (1985) lawsuit. Quite title and enjoyment of current trail should be

Signature:

John Easton

(Cont)

(If you need more space for comments please attach a separate sheet of paper.)

\*This public notice & request for comments is in compliance with MSB Code 23.05.025

Codified under fee simple estate being transferred by MSB to owner. The new owner should not be able to extinguish enjoyment of current trail or block it in way to prevent 4-wheeler or walking to the Susitna River.

IM No. 25-039

Ordinance Serial No. 25000



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

23  
CAPITAN THOMAS P  
HC 89 BOX 296  
WILLOW AK 99688

6274000L087

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MATANUSKA-SUSITNA BOROUGH  
**PUBLIC NOTICE**

Type: Ag Rights Conversion

Tax IDs: 21N05W36A001  
21N05W36A002

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received a request from Mark and Sandy Stahl to acquire the remaining interest in the land estate of Tax IDs 21N05W36A001 and 21N05W36A002 conveyed through an agriculture land sale under former Title 13. Currently the Stahls have title to the agricultural rights of the property while the Borough holds title to the development rights. This request would merge the Borough's development rights with the agricultural rights for fee simple estate and would implement the covenants, conditions, and restrictions used under the Title 23 agricultural programs. This conversion program is voluntary and was instituted to allow agricultural parcels sold by the Borough under former Title 13 to become as close to the same regulations as possible under Title 23. The covenants require that the land use will remain agricultural in perpetuity.

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Comments: The Parcel ID 21N05W36A003 has a long  
STANDING established public use EASEMENT off Beaver DR.  
The Rustic Wilderness Subdivision and others has used this  
access to the river for walks-hiking-ATV-snowmachine-  
fishing-dog sleds- from Earnest Collins- Greg Evans farms they  
TRIED to close off trail from use but failed. Please keep  
This public use EASEMENT open to Rustic Wilderness Subdivision

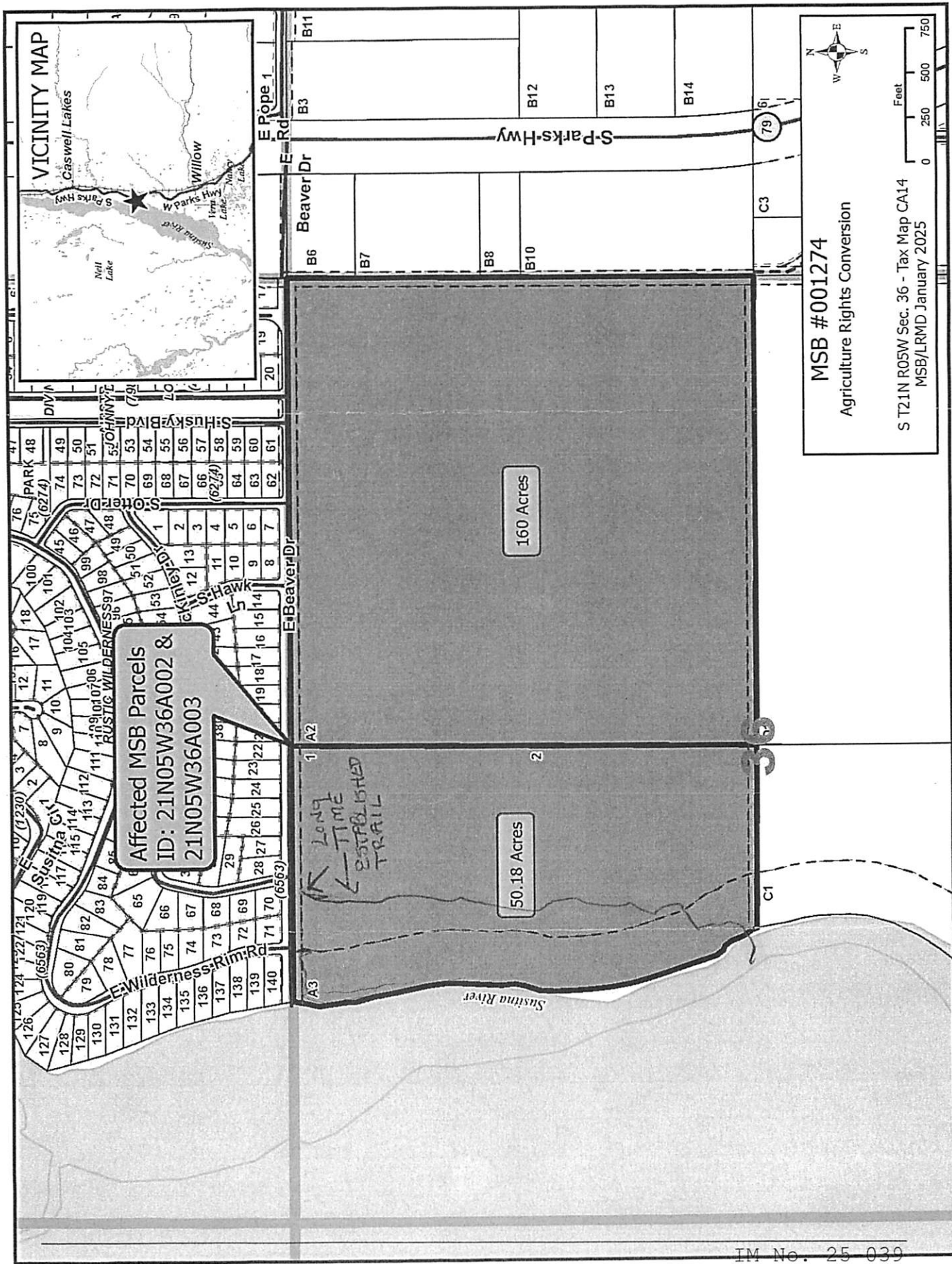
Signature:

Thomas P. Capitán

See map diagram

(If you need more space for comments please attach a separate sheet of paper.) IM No. 25-039  
\*This public notice & request for comments is in compliance with AS 23.05.025 No. 25-018

PAGE 3 included



Affected MSB Parcels  
ID: 21N05W36A002 &  
21N05W36A003

160 Acres

50.18 Acres

MSB #001274  
Agriculture Rights Conversion

S T21N R05W Sec. 36 - Tax Map CA14  
MSB/LRMD January 2025

Ag Rights Conversion

Existing trail has only REASONABLE ravine  
to get down past excessively STEEP bluff.  
Please don't let this easement  
access trail get closed.

Thank you  
Thomas Cypher  
HC 89 Box 296  
Willow AK 99688





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

88 6563000L113  
KOWALKE RANDALL D & KAREN W  
PO BOX 516  
WILLOW AK 99688-0516

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MATANUSKA-SUSITNA BOROUGH  
**PUBLIC NOTICE**

**Type: Ag Rights Conversion**

**Tax IDs: 21N05W36A001  
21N05W36A002**

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received a request from Mark and Sandy Stahl to acquire the remaining interest in the land estate of Tax IDs 21N05W36A001 and 21N05W36A002 conveyed through an agriculture land sale under former Title 13. Currently the Stahls have title to the agricultural rights of the property while the Borough holds title to the development rights. This request would merge the Borough's development rights with the agricultural rights for fee simple estate and would implement the covenants, conditions, and restrictions used under the Title 23 agricultural programs. This conversion program is voluntary and was instituted to allow agricultural parcels sold by the Borough under former Title 13 to become as close to the same regulations as possible under Title 23. The covenants require that the land use will remain agricultural in perpetuity.

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Comments:

WE 100% SUPPORT THIS CHANGE!

Signature:

Karen Kowalke

(If you need more space for comments please attach a separate sheet of paper.)

\*This public notice & request for comments is in compliance with MSB Code 23.05.024 No. 25-039

Ordinance Serial No. 25-018



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

45 6563000L131  
ERICKSON BRYCE & JULIE  
PO BOX 111128  
ANCHORAGE AK 99511-1128

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MATANUSKA-SUSITNA BOROUGH  
**PUBLIC NOTICE**

**Type: Ag Rights Conversion**

**Tax IDs: 21N05W36A001  
21N05W36A002**

The Matanuska-Susitna Borough (Borough) Land & Resource Management Division has received a request from Mark and Sandy Stahl to acquire the remaining interest in the land estate of Tax IDs 21N05W36A001 and 21N05W36A002 conveyed through an agriculture land sale under former Title 13. Currently the Stahls have title to the agricultural rights of the property while the Borough holds title to the development rights. This request would merge the Borough's development rights with the agricultural rights for fee simple estate and would implement the covenants, conditions, and restrictions used under the Title 23 agricultural programs. This conversion program is voluntary and was instituted to allow agricultural parcels sold by the Borough under former Title 13 to become as close to the same regulations as possible under Title 23. The covenants require that the land use will remain agricultural in perpetuity.

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Comments:

SEE ATTACHED

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

Regarding Ag Rights Conversion

21N05W3A001

21N05W3A002

I am not opposed to this conversion as long as access along the 4 wheeler trail and the top of bluff 4 wheeler/hiking trail remains open to property owners (if not all public) of Rustic Wilderness Rim Subdivision. Over the past years, several times a sign or gravel hump were installed to prevent use of this long time access to the islands of the Susitna River sloughs. These are trails that allow access to recreation and in our case, the area across the slough from our lots. This trail has been used for decades and should remain accessible preferably to all public. If it isn't in existence, maybe a ROW or easement should be created. I understand it shouldn't be used as an access to the agricultural land of the owner, just a throughfare to the islands.



Bryce and Julie Erickson

Rustic Wilderness lots 131 and 132.



## Suzanne Reilly

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**From:** Christian Munar  
**Sent:** Wednesday, February 12, 2025 1:51 PM  
**To:** Suzanne Reilly  
**Cc:** Joseph Metzger  
**Subject:** FW: Trail issue in Wilderness Rim subdivision

Hi Suzanne,

I believe this is related to the public notice and easement we just looked at for parcel 21N05W36A003.

Christian

-----Original Message-----

**From:** Steve Charles <scharles@mtaonline.net>  
**Sent:** Wednesday, February 12, 2025 1:39 PM  
**To:** Christian Munar <Christian.Munar@matsugov.us>  
**Subject:** Trail issue in Wilderness Rim subdivision

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

Hristian,

I'm giving you a heads up on an issue a mushing fringe is having. Mar Stahl has ag rights on property in that subdivision and is blocking mushing trails. I told Molly McCarty to call you or Joe.

Steve

Note: Please blame all typos on this tiny keyboard and anything that makes no sense on autocorrect.