

**STAFF REVIEW AND RECOMMENDATIONS**  
**PUBLIC HEARING**  
**May 25, 2016**

PRELIMINARY PLAT:       **Iditarod Elementary-Wasilla High School Replat 2016**  
LEGAL DESCRIPTION:       **SEC 03, T17N, R01W S.M., AK**  
PETITIONER:               **MSB / LAND MANAGEMENT**  
SURVEYOR/ENGINEER:     **ALASKA RIM ENGINEERING, INC.**  
ACRES:        **80.49**                **PARCELS: 2**  
REVIEWED BY:                **CHERYL SCOTT**                **CASE: 2016-058**

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**REQUEST:**

The request is to adjust the common lot line between Tract A, Iditarod Elementary School Site (Plat 80-133) and Tract A-1, Wasilla Jr. & High Schools (Plat 80-138) to include the ball fields in proposed Tract A. The new subdivision will be known as Iditarod Elementary-Wasilla High School Replat 2016 containing 80.49 acres more or less.

**EXHIBITS:**

Vicinity Map	<b>EXHIBIT A 1 pg</b>
Aerial Map	<b>EXHIBIT B 1 pg</b>
Topographic Map	<b>EXHIBIT C 5 pgs</b>
Memo Waiving As-Built Survey	<b>EXHIBIT D 1 pg</b>
Statement verifying no setback violations	<b>EXHIBIT E 1 pg</b>

**COMMENTS:**

Planning	<b>EXHIBIT F 1 pg</b>
Public Works, O&M	<b>EXHIBIT G 2 pgs</b>
MSB Code Compliance	<b>EXHIBIT H 1 pg</b>
MSB Cultural Resources	<b>EXHIBIT I 1 pg</b>
Enstar	<b>EXHIBIT J 1 pg</b>
MTA	<b>EXHIBIT K 1 pg</b>
City of Wasilla	<b>EXHIBIT L 1 pg</b>
Public	<b>EXHIBIT M 1 pg</b>

**DISCUSSION:**

Proposed Tract A accesses from E. Bogard Road and Tract B from N. Wasilla-Fishhook Road, both are maintained by the State. These parcels meet the requirements for MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.

Both parcels are over 400,000 sq. ft. and do not require a soils report. A topographic contour map was provided per MSB 43.20.281(A)(1)(i)(i).

The As-Built Survey requirement was waived by the Planning Director. A letter from the surveyor was submitted stating there are no setback violations.

MSB Land Management will be shortening the preliminary plat name to Iditarod-Wasilla Schools 2016 for viewable limitations on the State of Alaska Recorder's office website.

**COMMENTS:**

MSB Planning Department has no comment. **(Exhibit F)**

MSB Public Works Department has no comment. **(Exhibit G)**

MSB Code Compliance stated these parcels are in FIRM # 8080 & 8085, has no open cases and is not in a flood hazard area or special use district. **(Exhibit H)**

MSB Cultural Resources has no objections **(Exhibit I)**

Enstar has no comments, recommendations, or objections. **(Exhibit J)**

MTA has no objections. **(Exhibit K)**

City of Wasilla stated that a subdivision permit must be submitted and approved by the City. (Recommendation 6)**(Exhibit L)**

Garvin Bucaria, owner of Lot 7, Iditaway Park, stated he is opposed to this replat. He further comments: The land and facility are too valuable to transfer out of the Wasilla Educational Campus; a fact used to justify purchase of the New Iditarod Elementary School Site, a half mile away at a cost of 2 million dollars. The 10 million dollar upgrade of the baseball fields went ahead without a replat. He believes this is an extra legal action. Access to the traditional playing fields by the elementary school students to play on a grass surface is needed when Iditarod Elementary School controlled that use under the existing plat. Staff notes that MSB Land Management stated that with anticipated abandonment and possible sale of the old elementary school site; the Borough wishes to retain control of the ball fields for school and public use. **(Exhibit M)**

## **CONCLUSION**

The plat of Iditarod Elementary–Wasilla High School Replat 2016 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat adjusts the common lot line between the two school lots to include the ball fields in the proposed Tract A, location of Wasilla High. Both lots are larger than 400,000 sq. ft. and do not require a soils report. A topographic contour map was provided.

There was one public objection but no borough department or outside agency objections.

## **RECOMMENDATIONS**

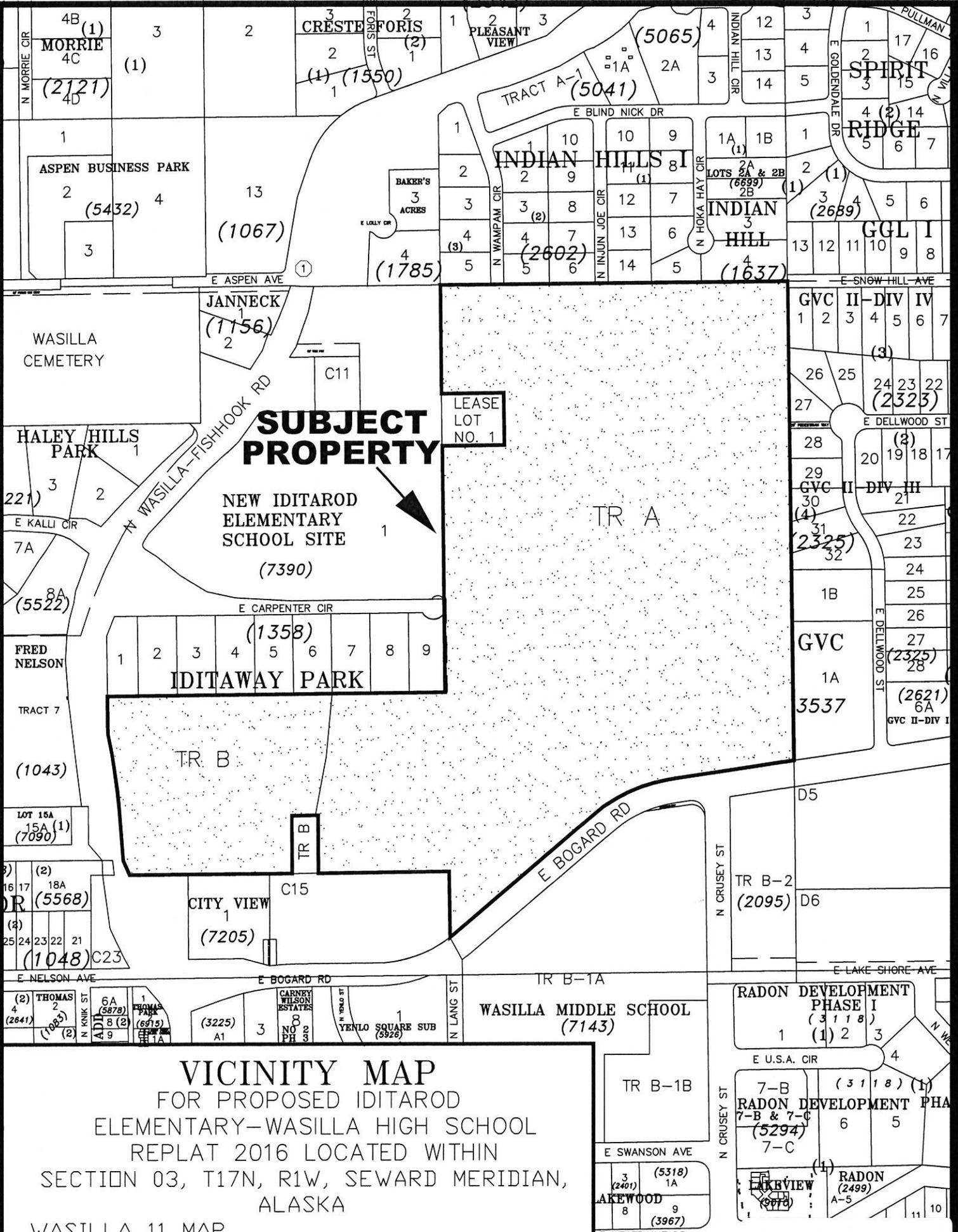
Staff recommends approval of the abbreviated plat of Iditarod Elementary –Wasilla High School Replat 2016 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Show all easements of record on the final plat per MSB 43.15.051(P). See Certificate to Plat Nos. 22, 25 and 29.
6. Apply for a subdivision permit and get approval from the City of Wasilla. Provide a copy of the approved subdivision permit to Platting prior to recordation.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

## **FINDINGS**

1. The abbreviated plat of Iditarod Elementary –Wasilla High School Replat 2016 is consistent with AS 29.40.070, Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There are no borough departments or outside agency objections.

3. These lots are larger than 400,000 sq. ft. and do not require a soils report. A topographic contour map was submitted by the surveyor per MSB 43.20.281(A)(1)(i)(i).
4. The As-Built Survey requirement was waived by the Planning Director. A letter from the surveyor was submitted stating there are no setback violations.
5. These parcels meet the requirements for MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*.
6. This parcel is in the City of Wasilla and requires a subdivision permit with approval from the City.
7. There was one public objection. Garvin Bucaria, owner of Lot 7, Iditaway Park, is opposed to this plat because he thinks the old Iditarod Elementary School is too valuable to be transferred out of the Wasilla Educational Campus and the fields should be retained for that facility.
8. MSB Land Management will be shortening the name of this preliminary plat to Iditarod-Wasilla Schools 2016.



**SUBJECT PROPERTY**

**NEW IDITAROD  
ELEMENTARY  
SCHOOL SITE**  
(7390)

LEASE  
LOT  
NO. 1

**IDITAWAY PARK**

**WASILLA MIDDLE SCHOOL**  
(7143)

**RADON DEVELOPMENT  
PHASE I**  
(3118)

**RADON DEVELOPMENT PHA**  
7-B & 7-C  
(5294)

**LAKVIEW**  
(3974)

**RADON**  
(2499)

**VICINITY MAP**

FOR PROPOSED IDITAROD  
ELEMENTARY-WASILLA HIGH SCHOOL  
REPLAT 2016 LOCATED WITHIN

SECTION 03, T17N, R1W, SEWARD MERIDIAN,  
ALASKA

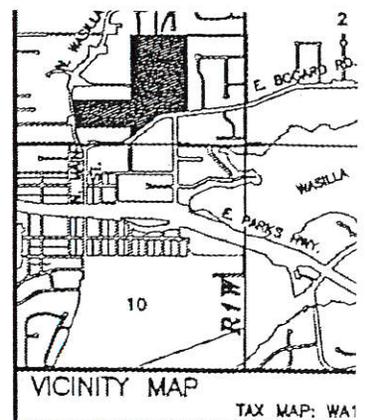
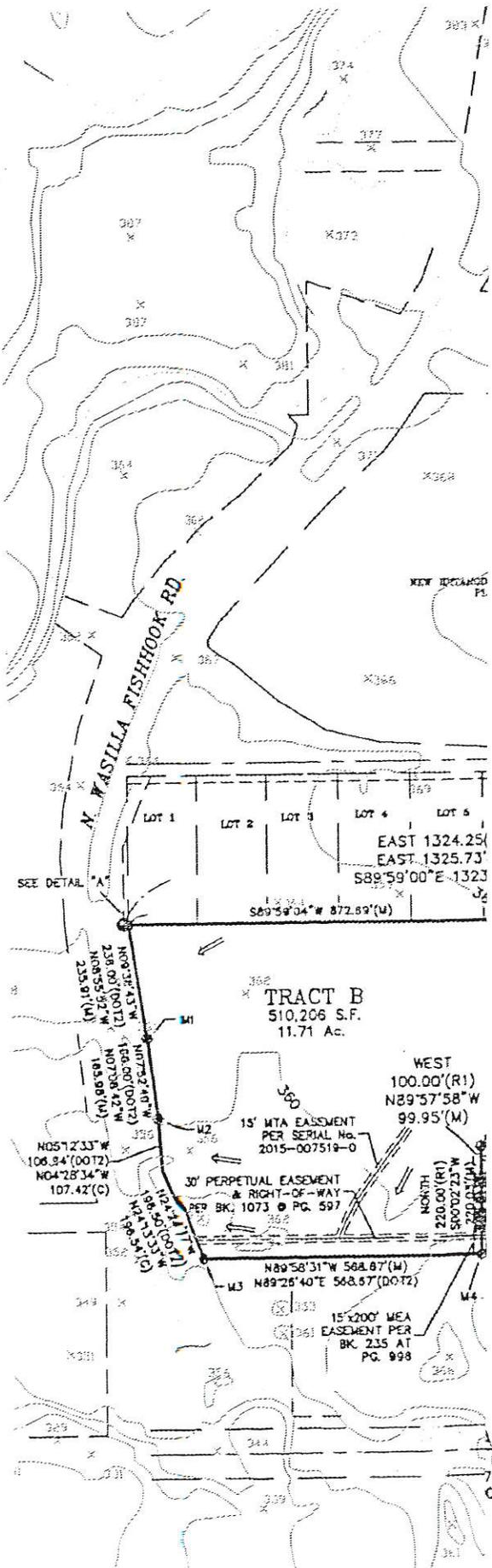
WASILLA 11 MAP

**EXHIBIT A**



EXHIBIT B

-22 & 80-7  
 CL SITE



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN, AND I ADOPT THIS PLAN OF SUBDIVISION BY THE FOLLOWING:

JOHN MOOSEY, MANAGER DATE \_\_\_\_\_  
 MATANUSKA SUSITNA BOROUGH  
 350 E. DAHLIA AVE.  
 PALMER, AK. 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF PAYMENT**

I HEREBY CERTIFY THAT ALL CURRENT ASSESSMENTS, THROUGH \_\_\_\_\_, FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HEREON HAVE BEEN PAID.

BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR**

I CERTIFY THAT THIS SUBDIVISION PLAN COMPLY WITH THE LAND SUBDIVISION ACT, MATANUSKA-SUSITNA BOROUGH, AND IS APPROVED BY THE PLATTING AUTHORITY. DATED \_\_\_\_\_, 20\_\_\_\_ THAT THIS PLAT HAS BEEN APPROVED BY THE OFFICE OF THE RECORDER IN THE PALMER DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR  
 ATTEST: \_\_\_\_\_  
 PLATTING CLERK

**GRAPHIC NOTE:**  
 DERIVED FROM MAT-SU BOROUGH TOPOGRAPHIC MAP 70 1735 DATED APRIL 1988. CONTOURS AT 20' INTERVALS.



**PRELIMINARY TOPOGRAPHY AND**

A PLAT OF  
 INITIAL PROPOSED ELEVATION  
 LA HIGHWAY  
 REPLAT

**EXHIBIT C**



**MATANUSKA-SUSITNA BOROUGH**  
• COMMUNITY DEVELOPMENT •  
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7869 • FAX 861-8635

RECEIVED  
APR 25 2016  
PLATTING

**MEMORANDUM**

DATE: March 1, 2015  
TO: Eileen Probasco, Planning Director (acting Platting Officer)  
THRU: Eric Phillips, Community Development Director *EP*  
FROM: Nancy Cameron, Land Management Agent *NC*  
SUBJECT: Iditarod Elementary School Lot Line Adjustment

The borough proposes to adjust the common lot line between Iditarod Elementary School where the existing school is located and Wasilla High School approximately 479' to the east to incorporate the ball fields entirely within the high school tract.

With anticipated abandonment of the old school site this summer and possible sale of the school, the borough wishes to retain control of the ball fields for school and public use. The ball fields are currently fenced off from the elementary school and adjacent playground area. The borough proposes to move the common lot line to the physical fence line as it exists.

A requirement of Title 43.15.016(A)(1) is to provide an as-built survey of any and all structures, improvements, etc. within 50' of the surrounding area. No structures (on or off sight) will be affected by this adjustment, nor will encroachments or setbacks be created due to the adjustment. The as-built requirement adds approximately \$6,000 to the surveying fee to be paid by public dollars.

Attached please find the plat of Tract A, Iditarod Elementary School Site and Tract A-1, Replat and Vacation Plat of the Wasilla Jr. & High School which provides as-built information of the schools. Additionally, the aerial map shows the proposed lot line following the fence, and its relation to the playground equipment and existing ball fields.

Land & Resource Management respectfully requests the as-built survey requirement be waived by the platting officer which is the decisional authority, supported by a finding that it is in the public's best interest to allow this cost saving measure to be implemented. Land & Resource Management will provide a statement from the surveyor verifying no setbacks or encroachments are being created due to the lot line adjustment.

Approval to waive requirement MSB 43.15.016(A)(1)  
 Disapproval to waive requirement MSB 43.15.016(A)(1)

*Eileen Probasco*  
Eileen Probasco, Planning Director

*3/3/2016*  
Date



**ALASKA RIM ENGINEERING, INC.**

ENGINEERS – PLANNERS – SURVEYORS

9131 E. Frontage Road

Telephone (907) 745-0222

Fax (907) 746-0222

Online at: [www.alaskarim.com](http://www.alaskarim.com)

May 24, 2016

Mat-Su Borough  
350 East Dahlia Ave.  
Palmer, Alaska 99645-6488

Re: Subdivision Plat for Iditarod Elementary – Wasilla High School Replat 2016  
Case No. 2016-058

Dear Mr. Fred Wagner

We have performed a survey to verify that no setback violations or encroachments are being created due to the lot line adjustment between Tract A, Iditarod Elementary School Site (Plat 80-133) and Tract A-1, Wasilla Jr. & High School (Plat 80-138)

If you have any questions regarding this matter please contact us.

Sincerely,

Alaska Rim Engineering, Inc.

Robert J. Farmer, L.S.  
W.O. 16-00108



*Alaska Rim Engineering*  
**Robert J. Farmer, PLS**  
[bobf@alaskarim.com](mailto:bobf@alaskarim.com)  
(907)745-0222

## Cheryl Scott

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**From:** Susan Lee  
**Sent:** Friday, April 29, 2016 9:52 AM  
**To:** Cheryl Scott  
**Subject:** RE: Iditarod Elementary-Wasilla High School Replat 2016

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

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**From:** Cheryl Scott  
**Sent:** Friday, April 29, 2016 9:10 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** FW: Iditarod Elementary-Wasilla High School Replat 2016

Sorry folks, topo and preliminary plat are now attached, thank you.

All~

Attached is a request for comments for Tracts A & B, Iditarod Elementary Wasilla High School Replat 2016, MSB Case # 2016-058, Tech CS. Also, attached is the vicinity map, owner's statement, memo waiving As-Built Survey, topographic map and preliminary plat. Comments are due by May 16, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

## Cheryl Scott

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**From:** Jamie Taylor  
**Sent:** Wednesday, May 11, 2016 4:52 PM  
**To:** Platting  
**Cc:** Cheryl Scott  
**Subject:** RE: Iditarod Elementary-Wasilla High School Replat 2016

No comment.

Jamie Taylor, PE  
Civil Engineer  
Matanuska-Susitna Borough  
Department of Public Works  
Operations & Maintenance  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

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**From:** Cheryl Scott  
**Sent:** Friday, April 29, 2016 9:10 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** FW: Iditarod Elementary-Wasilla High School Replat 2016

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Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph

## Cheryl Scott

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**From:** Scott Sanderson  
**Sent:** Friday, April 29, 2016 8:50 AM  
**To:** Cheryl Scott  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: Iditarod Elementary-Wasilla High School Replat 2016  
**Attachments:** RFC Iditarod Wslla High Replat.pdf

No issues. City of Wasilla

Scott Sanderson  
Mat-Su Borough  
Road Superintendent I  
907-861-7757 Desk  
907-354-3470 Cell

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**From:** Jim Jenson  
**Sent:** Friday, April 29, 2016 8:48 AM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: Iditarod Elementary-Wasilla High School Replat 2016

COW

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**From:** Cheryl Scott **On Behalf Of** Platting  
**Sent:** Thursday, April 28, 2016 4:42 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Iditarod Elementary-Wasilla High School Replat 2016

All~

Attached is a request for comments for Tracts A & B, Iditarod Elementary Wasilla High School Replat 2016, MSB Case # 2016-058, Tech CS. Also, attached is the vicinity map, owner's statement, memo waiving As-Built Survey, topographic map and preliminary plat. Comments are due by May 16, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph



**MATANUSKA-SUSITNA BOROUGH**

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

RECEIVED  
MAY 16 2016  
PLATTING

Comments Due: May 16, 2016

April 28, 2016

**Abbreviated Plat Request for Comments**

AK Dept. of Transportation - Anchorage	MSB - Emergency Services
AK Dept. of Transportation -	
AK Dept. of Transportation -	Open Cases Y or N <input checked="" type="radio"/> N
AK DNR, Division of Mining/	SpUD Y or N <input checked="" type="radio"/> N
AK DNR, Public Access Def	8080 City of Wasilla
AK DNR, Division of Agricul	FIRM # 8085 Zone X
AK DF&G, Habitat Mgmt. &	Comments: _____
AK DF&G, Division of Spo	_____
AK Railroad, Engineering Dr	_____
Corp of Engineers	Date: 5/16/16 By: <i>[Signature]</i>
U. S. Postmaster	
City of: Wasilla	
Community Council:	
Fire Service Area: # 130 C	Assembly District # 4
Road Service Area: #	
MSB - Borough Attorney	

Title:	Iditarod Elementary-Wasilla High School Replat 2016
Location:	Sec 03, T17N, R03W, S.M, AK
Petitioner:	Matanuska-Susitna Borough - Land Management
Address:	350 E. Dahlia Ave, Palmer, AK 99645
Surveyor:	Alaska Rim Engineering, Inc.
Address:	9131 E. Frontage Rd, Palmer, AK 99645

**The request is to adjust the common lot line between Tract A, Iditarod Elementary School Site (Plat 80-133) and Tract A-1, Wasilla Jr. & High Schools (Plat 80-133) to include the ball fields in proposed Tract A. The two new lots will be known as Tract A & B, Iditarod Elementary-Wasilla High School Replat 2016 containing 80.49 acres more or less.**

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **May 16, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 25, 2016**.

Kindest Regards,

*Cheryl Scott*

Cheryl Scott  
Platting Technician  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

Case #: 2016-058    Tax ID: 2076000T00A & 2095000T00A-1    Tax Map #: WA11    Pre-App Date: 2/8/2016



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

### MEMORANDUM

**DATE:** 10 May 2016  
**TO:** Cheryl Scott, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Abbreviated Plat  
**TITLE:** Iditarod Elementary – Wasilla High School Replat 2016  
**LEGAL:** Section 03, T17N, R1W, SM  
**TAX MAP:** WA 11

### NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely

Sandra Cook  
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

May 5, 2016

Cheryl Scott, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – **Iditarod Elementary-Wasilla High School Replat 2016 (Case No. 2016-058)**

Dear Ms. Scott:

ENSTAR Natural Gas Company has reviewed the subject abbreviated plat and has no comments, recommendations, or objections.

If you have any questions, I can be reached by phone at 907-334-7953 or by email at [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Robin Leighty". The signature is stylized with a long, sweeping horizontal line extending to the right.

Robin Leighty  
Right-of-Way and Permitting Agent

*Sent via e-mail to [platting@matsugov.us](mailto:platting@matsugov.us)*

**EXHIBIT J**

## Cheryl Scott

---

**From:** Jessica Thompson <jthompson@mta-telco.com>  
**Sent:** Tuesday, May 03, 2016 8:55 AM  
**To:** Cheryl Scott  
**Cc:** Becky Glenn  
**Subject:** RE: Iditarod Elementary-Wasilla High School Replat 2016

MTA has no objection to this proposal.

Thank you,

Jessica Thompson  
Matanuska Telephone Association, Inc.  
Right Of Way Agent  
907.761.2510

---

**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]  
**Sent:** Friday, April 29, 2016 9:10 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [brian.young@usps.gov](mailto:brian.young@usps.gov); [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Richard Boothby <[Richard.Boothby@matsugov.us](mailto:Richard.Boothby@matsugov.us)>; Elizabeth Weiant <[Elizabeth.Weiant@matsugov.us](mailto:Elizabeth.Weiant@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Sandra Cook <[Sandra.Cook@matsugov.us](mailto:Sandra.Cook@matsugov.us)>; Michael Weller <[Michael.Weller@matsugov.us](mailto:Michael.Weller@matsugov.us)>; Sheila Armstrong <[Sheila.Armstrong@matsugov.us](mailto:Sheila.Armstrong@matsugov.us)>; Tracy McDaniel <[Tracy.McDaniel@matsugov.us](mailto:Tracy.McDaniel@matsugov.us)>; Terry Dolan <[Terry.Dolan@matsugov.us](mailto:Terry.Dolan@matsugov.us)>; Jim Jenson <[James.Jenson@matsugov.us](mailto:James.Jenson@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Nicole Wilkins <[Nicole.Wilkins@matsugov.us](mailto:Nicole.Wilkins@matsugov.us)>; Theresa Taranto <[Theresa.Taranto@matsugov.us](mailto:Theresa.Taranto@matsugov.us)>; Susan Lee <[Susan.Lee@matsugov.us](mailto:Susan.Lee@matsugov.us)>; Eileen Probasco <[Eileen.Probasco@matsugov.us](mailto:Eileen.Probasco@matsugov.us)>; Jessica Smith <[Jessica.Smith@matsugov.us](mailto:Jessica.Smith@matsugov.us)>; Frankie Barker <[Frankie.Barker@matsugov.us](mailto:Frankie.Barker@matsugov.us)>; Permit Center <[PermitCenter@matsugov.us](mailto:PermitCenter@matsugov.us)>; Andy Dean <[Andy.Dean@matsugov.us](mailto:Andy.Dean@matsugov.us)>; [mearow@matanuska.com](mailto:mearow@matanuska.com); Becky Glenn <[rglenn@mta-telco.com](mailto:rglenn@mta-telco.com)>; Jessica Thompson <[jthompson@mta-telco.com](mailto:jthompson@mta-telco.com)>; [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehrm@gci.com](mailto:dblehrm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** FW: Iditarod Elementary-Wasilla High School Replat 2016

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

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Sorry folks, topo and preliminary plat are now attached, thank you.

All~

Attached is a request for comments for Tracts A & B, Iditarod Elementary Wasilla High School Replat 2016, MSB Case # 2016-058, Tech CS. Also, attached is the vicinity map, owner's statement, memo waiving As-Built Survey, topographic map and preliminary plat. Comments are due by May 16, 2016.

## Cheryl Scott

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**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Friday, May 13, 2016 9:45 AM  
**To:** Cheryl Scott  
**Subject:** RE: Idirarod Elementary-Wasilla High School Replat 2016

Cheryl,

The City Planning and Public Works departments do not have any concerns/comments regarding the proposed replat except to note that a subdivision permit must be submitted and approved by the City.

Thanks,  
Tina

### Tina Crawford, AICP

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

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**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]  
**Sent:** Friday, April 29, 2016 9:10 AM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); Planning; publicworks; [ken@slauson.us](mailto:ken@slauson.us); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** FW: Idirarod Elementary-Wasilla High School Replat 2016

Sorry folks, topo and preliminary plat are now attached, thank you.

All~

Attached is a request for comments for Tracts A & B, Idirarod Elementary Wasilla High School Replat 2016, MSB Case # 2016-058, Tech CS. Also, attached is the vicinity map, owner's statement, memo waiving As-Built Survey, topographic map and preliminary plat. Comments are due by May 16, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645



**MATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
 350 EAST DAHLIA AVENUE  
 PALMER, ALASKA 99645  
 PHONE 861-7874 FAX 861-8407



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*objection*

**FIRST CLASS**

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 BUCARIA GARVAN P TR TRE  
 BUCARIA JEANENE B TR TRE  
 PO BOX 870298  
 WASILLA, AK 99687-0298

**MAY 18 2016**

**PLATTING**

99687\*0298 3004

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER: MATANUSKA SUSITNA BOROUGH – LAND MANAGEMENT** (owner/petitioner)

**REQUEST:** The request is to adjust the common lot line between Tract A, Iditarod Elementary School Site (Plat 80-133) and Tract A-1, Wasilla Jr. & High Schools (Plat 80-138) to include the ball fields in proposed Tract A. The two new lots will be known as **TRACT A & B, IDITAROD ELEMENTARY-WASILLA HIGH SCHOOL REPLAT 2016.**

**LOCATION:** Located within S ½ Sec 03, T17N, R01W, S.M. AK, lying northeast of the intersection of E. Bogard Road and N. Wasilla-Fishhook Road.

**Community Council:** N/A (City of Wasilla) **Assembly District:** #4: Steve Colligan **Area:** 80.49 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swandenes Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Re-Subdivision** on **May 25, 2016**. The meeting begins at 10 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia, Palmer Alaska 99645 or fax to (907) 861-8407 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received by 3:00 PM one week prior to the meeting, **May 18, 2016**, will be included in the Platting packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Officer in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Platting Board are contained in M 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

**Name:** Garvan Bucaria **Address:** P.O. Box 870298 Wasilla, AK 99687

**Comments:** I am opposed to this replat & vac. Plat. This <sup>land & facility</sup> property (approx 20 acres) is too valuable to transfer out of the Wasilla Educational Campus. A fact used to justify purchase of the New Iditarod Elem. School Site at a cost of 2 Million dollars - to acquire a property within 1/2 mile of the Educational campus. I note the 10 million dollar "upgrade" of the Baseball Fields went ahead without replat! I believe this is an extra legal action! *Garvan Bucaria*

Case #16-058 CS

Note: Vicinity Map Located on Reverse Side

Access to the traditional playing fields by elementary school students to play on grass surfaces is needed as when Iditarod Elementary School controlled that use under the existing Plat.

**EXHIBIT M**