

Peggy Horton

From: Ralph Ray Bendixen <akrayban@gmail.com>
Sent: Tuesday, September 1, 2020 12:40 PM
To: MSB Platting
Subject: Eureka Trailhead Estates

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

I have no objection to the owners plan. I have walked the subdivision he is doing a first class job. I own property at mile post 131 of E Glenn hiway.

Ralph R Bendixen
907-242-0314

ITEM # 6A 9/3/2020
EUREKA TRAILHEAD EST
PAGE 1 OF 1
HANDOUT #1

RECEIVED

AUG 27 2020

PLATTING

August 27, 2020

From: Brian Okonek
P.O. Box 583
Talkeetna, AK 99676

To: MSB Platting Department
Ref: Wessel Heights Subdivision

Dear MSB Platting Department,

I would like to comment on the proposed Wessel Heights Subdivision located between the Talkeetna State Airport and Christiansen Lake. Lots 4 through 12 are located on a bluff that runs southwest to northeast. The bluff drops steeply toward the northwest to the Twister Creek wetlands. In approximately the early 1980's a trail was built along the base of the bluff (it is clearly visible on Lidar imagery). This trail has been used for walking and skiing ever since and is an important part of the areas trail system. The trail system in the area is important for recreational opportunities and trails add to the health and satisfaction of living in and visiting any community. It is critical that a trail easement is set aside for the integrity of the area wide trail system that used not only for recreation, but also muscle powered transportation. If a trail easement is not established the trail system will become fragmented. There are several ways (I am sure that your department knows many more) that a trail easement could be established:

- Place a 10' wide non motorized trail easement on each of the 8 lots where the trail is located. The trail easement would be part of the property and can not be vacated in the future by any property owner.
- A better option would be for the landowner (Wessel) to have the northwest property line of lots 4-12 be the eastern side of the trail that is at the foot of the bluff. The remaining property from the east side of the trail to the NW corner of Wessel's property would become a separate tract (lot) that would be owned by the home owners association. This would accomplish several important items. It would protect the view shed of all 8 lots along the bluff, it would protect the wetland habitat of Twister Creek and it would mean that there would only have to be a trail easement placed on one lot and it is owned by the home owners association and has no other development on it other than the trail.
- With either scenario a non motorized trail easement will not detract from the parcels that Wessel proposes. The bluff is very steep and people using the trail will not be able to easily ascend to the bluff top where homes will no doubt be built and non motorized trail activity will hardly be noticeable to the property owners. Many people are interested in property that does have access to a trail system.

Please protect the trail system and establish a trail easement. Thank you.

Sincerely,
Brian Okonek

ITEM # 6D 9/3/2020
WESSEL HEIGHTS
PAGE 1 OF 1
HANDOUT #2

Peggy Horton

From: John <jsandrw@matnet.com>
Sent: Friday, August 28, 2020 11:38 AM
To: Peggy Horton
Subject: additional comment case 2020-097 wessel subdivision
Attachments: wessel case 2020-097 comment.pdf

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

Hi Peggy, I write to provide additional comment case 2020-097, Wessel/Axelsson subdivision. My comments focus on the trail, called the Bluff Trail in the Mat-Su Borough Recreational Trail Plan, that runs through the subject property.

I support permanent protection of the Bluff Trail over the subject property by either or both of the following means.

In both cases, I support a 10' wide, non-motorized public recreational trail which is appropriate considering the topography and intended use.

The trail could be protected:

1. through acquisition of a permanent public recreation trails easement, and/or;
2. through the grant of a trail across the property, and requiring the trail to be officially depicted on the final plat, accompanied by Plat Notes that describe the trail.

Use of either or both of these methods should be sufficient to permanently protect this portion of the trail, meaning that the protection would run with the land and be binding on successor landowners.

In addition, for the record, I have attached a letter of support for protection of the Bluff Trail that folks signed after our Talkeetna Parks Advisory Committee (TPAC) meeting on August 18, 2020. TPAC did not take an official position as a body because we are advisory to the Talkeetna Community Council, which have a quorum in August and it would not be meeting prior to the due date of comments for this proposed platting action.

I very much appreciate your work toward resolving this issue.

Sincerely,

John

John Strassenburgh

PO Box 766

Talkeetna, AK 99676

jsandrw@matnet.com

907-733-6874 (h)

**ITEM # 6D 9/3/2020
WESSEL HEIGHTS
PAGE 1 TO 2
HANDOUT #3**

August 18, 2020

To: Members of the Matanuska-Susitna Borough Platting Board

From: Members of the Talkeetna Parks Advisory Committee (i.e., "TPAC")

Re: Platting Case #2020-097 proposed Wessel – Axelsson Subdivision

TPAC is a standing committee of the Talkeetna Community Council, Inc. TPAC advises and recommends on issues pertaining to the development and management of parks and trails within the Talkeetna Community Council area.

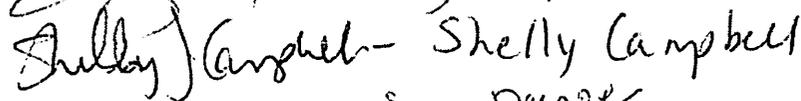
We, the undersigned, individually members of TPAC, respectfully request that the Platting Board place or require that the Petitioner/Owner place a Public Recreational Trail Easement on that portion of the Bluff Trail that crosses the property.

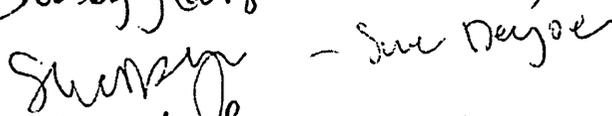
Our request is supported by the MSB Recreational Trails plan that includes the Bluff Trail as a regionally significant trail with the recommendation that a Public Recreational Trail Easement be acquired for the trail. The trail interconnects with other trails and provides an important linkage between town and outlying areas. It is used and enjoyed by both residents and visitors year round.

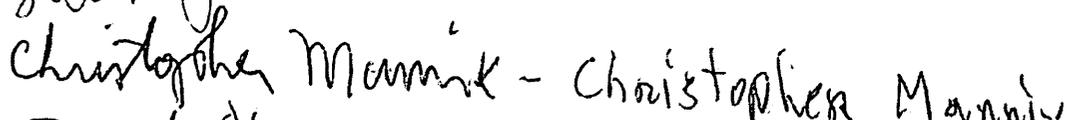
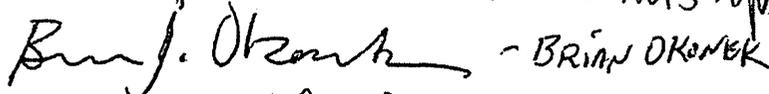
The land underlying the trail is located near a wetland, is partly within a flood hazard area, and is topographically unsuited for anything other than a trail.

Thank you for considering our request.


William Barstow

 - Greg Campbell
 - Shelly Campbell

 - Sue Dejoie

 - Christopher Mannix
 - BRIAN OKONK


MARK WILDER MUTH

Peggy Horton

From: Joe Halladay <nucs4tuna@gmail.com>
Sent: Monday, August 31, 2020 11:24 AM
To: MSB Platting
Subject: Hans Axelsson & Henrick Wessel Tax parcel A2 Subdivision comments

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

To whom it may concern,

Living in the adjacent subdivision for many years and familiar with the area, I would have an objection to privately held wetlands through the Twister creek drainage.
Another concern would be runoff or fuel oil spills into the watershed. The number of lots included in the sale look to be high density considering the topography and actual building sites that would be feasible. Lastly the existing public access trail at the lower end of the proposed subdivision has been an asset for many years and could cause access issues, since the trail would run through almost every proposed lot.
I am in objection to the proposed A2 subdivision as is planned at this time.

Thank you in advance for consideration of comments,
Joe Halladay/Carol Gross
Christiansen Lake Subdivision

Peggy Horton

From: william barstow <wmb4@mtaonline.net>
Sent: Monday, August 31, 2020 8:51 AM
To: MSB Platting
Subject: Wessel Heights Subdivision

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

To whom it may concern,

I'm writing you on behalf of the Denali Nordic Ski Club. We are a Talkeetna based 5013c non profit dedicated to ski education and the maintenance and construction of local ski trails. Most notably we are the host of the Oosik Classic Ski Race which brings upwards of 700 skiers annually to the local economy and ski trails.

The proposed subdivision encompasses a trail historically used by multi-use recreationalists since its construction in 1981 as the result of borough funds given to the Talkeetna Chamber of Commerce for just such use. The trail, which follows the path of Twister Creek at the base of the bluff overlooking the creek wetlands and the Talkeetna townsite, is also mapped in the Mat-Su Borough trails plan. The trail is cut into the steep downslope of the bluff as it drops to the wetland swamp surrounding the Twister Creek drainage. It is particularly important because it allows users a connective artery between town and the borough recreational areas of Christiansen Lake, the ridge trail, and the XY lakes and Fish Lakes Parks beyond. The trail has a long history of being used by casual recreational users as well as Junior Nordic programs and ski races.

We feel strongly that the trail should be maintained in the form of a platted trail easement through the proposed subdivision in order to maintain and ensure future use of this valuable resource for the community at large as well as the future residents of the subdivision. Because of the trail's proximity to wetland and position on the slope, we recommend that the easement be at least 25 feet as the land is otherwise unusable for development and this distance would ensure an envelope of trees to protect the user and resident experience. Trail access seems to be a favorable selling point for residential subdivisions.

Along these lines, we would recommend that the owners of the proposed subdivision would consider platting 6 larger lots along the bluff rather than the proposed 9 lots. Although we recognize that this would result in fewer sales, we feel the positive outcome would be a higher value per unit residential area on many levels as well as have less visual impact when viewed from the townsite.

We'd like to offer our thanks in advance to the Mat-Su Borough Platting commission as well as to owners Hans Axelson and Henrik Wessel for considering our concerns and recommendations. We look forward to working with you in the future in maintaining and capitalizing on Talkeetna's recreational opportunities.

Sincerely,

William Barstow
(907) 891-9064
Vice President
Denali Nordic Ski Club

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WESSEL HEIGHTS
PAGE 1 OF 1
HANDOUT #5

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 AUG 13 2020

RECEIVED

AUG 31 2020

PLATTING

52374000L001 31
ROBINSON ROGER D&PAMELA B
PO BOX 606
TALKEETNA, AK 99676-0606

FIRST CLASS

996760606 8009



REVISED NOTIFICATION OF PUBLIC HEARING
AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

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

PETITIONER/OWNER: HANS AXELSSON & HENRICK WESSEL

REQUEST: The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **September 3, 2020**, starting at **1:00 p.m.** Please follow all public mandates in regards to COVID-19. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (noon)** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 261-5881 to the Platting Board members. Board members may not receive or engage in the application, or members of the public concerning the application of

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WESSEL HEIGHTS
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HANDOUT #6

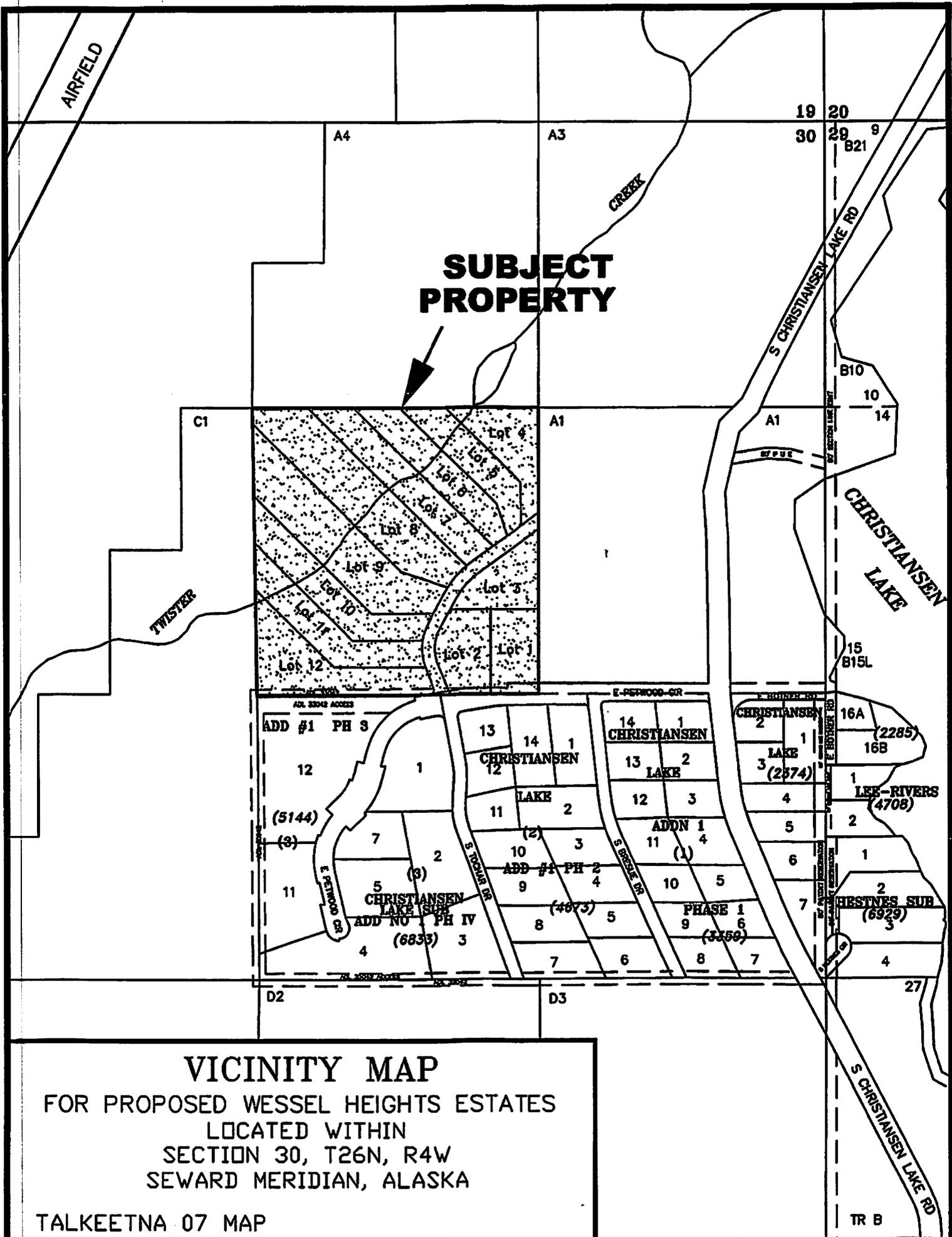
The public can now participate in person at the Borough Building to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection Concern

Name: Roger & Pam Robinson Address: PO Box 606, Talkeetna, AK. 99676

Comments: We have lived at Christiansen Lake for nearly 40 years and know the 'Subject Property' well. This property has a community trail just above the wet lands adjacent to Twister Creek. The trail was constructed in about 1981 by the Talkeetna Chamber using Boro Funds to enhance recreational opportunities. ^{trail} It has been used year-round

Case # 2020-097 PH Note: Vicinity Map Located on Reverse Side
and is itemized in the Mat-Su Trails Plan. WE object to the proposed subdivision unless an easement can be made for the trail. Thank you for your consideration! Roger & Pam



AIRFIELD

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30 29 9
B21

A4

A3

CREEK

S CHRISTIANSEN LAKE RD

B10

10 14

SUBJECT PROPERTY

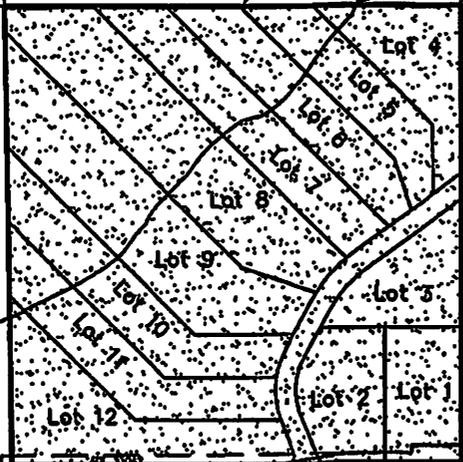
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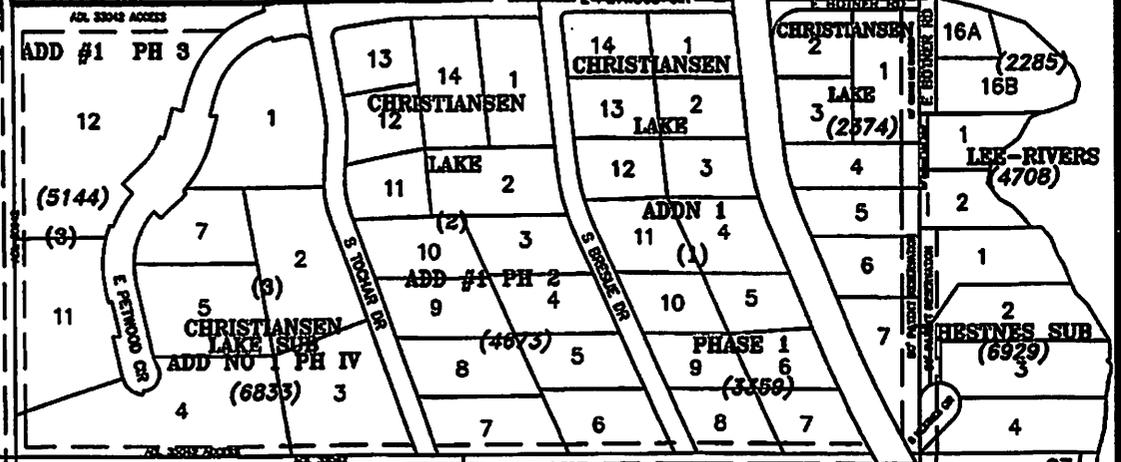
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TWISTER

CHRISTIANSEN LAKE



15
B15L



D2

D3

27

TR B



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

MEMORANDUM

Date: September 3, 2020

To: Platting Board

To: Fred Wagner, Platting Officer

From: Cheryl Scott, Platting Technician

RE: Stella Ridge Case #: 2020-098

The petitioner's representative has requested a continuance until October 1, 2020 to reconsider the design and public comments. Platting Staff has no objection to this request.

Suggested motion: *"I move to continue the public hearing for Stella Ridge until October 1, 2020."*

Cheryl Scott

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, August 31, 2020 8:05 AM
To: Cheryl Scott
Subject: 20-132 Stella Ridge - Hearing postponement

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

Good morning, Cheryl,

The developer of Stella Ridge would like to postpone this week's scheduled hearing to the Oct. 1 hearing as he reconsiders design and the received public comments.

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907) 746-7738

On 8/20/2020 12:40 PM, Cheryl Scott wrote:

Cheryl Scott
Platting Technician
(907)861-8692
cheryl.scott@matsugov.us

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV

REQUEST: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTER PLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **September 3, 2020**, starting at **1:00 p.m.** Please follow all public mandates according to COVID-19. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plating@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board 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.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection Objection [] Concern

Name: Margaret Helle Address: 820 W. Schrock #1/B

Comments: Water table concerns, traffic concerns, noise concerns, property value concerns.

Case # 2020-100 AOB

Note: Vicinity Map Located on Reverse Side

parte contact with the applicant, other parties interested in the application presented in the application.

**ITEM # 6F 9/3/2020
SUSLOSITNA PLACE MSP
PAGE 1 OF 1
HANDOUT #8**

The public can now participate in person at the Borough Building to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection Objection [] Concern

Name: NEWELL HELLE Address: ~~720~~ 820 W SCHROCK A/B

Comments: Too many homes for area with deep/slow water wells - we have 3 wells on 5 ACRES
2 dry - one @ 200' one @ 400'
3rd is slow @ 400' 1.5 gal per min.
→ Also - property value concerns

Case # 2020-100 AOB

Note: Vicinity Map Located on Reverse Side

Amy Otto-Buchanan

**ITEM # 6F 9/3/2020
SUSLOSITNA PLACE MSP
PAGE 1 TO 3
HANDOUT #9**

From: Linda Cucullu <mylinisue@gmail.com>
Sent: Thursday, August 13, 2020 10:58 PM
To: MSB Platting
Subject: Objection/Concern over "Suslositna Place Master Plan Tax I.D. # 218N01W21A007"

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

51138B04L002 7
Cucullu Chas & Linda
P. O. Box 872853
Wasilla, Ak 99687-2853

August 13, 2020

To the Members of the Matanuska-Susitna Borough Platting Board:

My husband and I are writing to voice our OBJECTION and CONCERNS in regards to the SUSLOSITNA PLACE MASTER PLAN, Tax Parcel 7, which is proposed as a 4 phase Master Plan for Tax ID # 218N01W21A007.

Our objection has several public concerns:

1. As residents in the W Schrock area we are concerned about area ground water resources and the toll it could take with 70 new homes in the area.
2. This plan fails to consider the area residents lifestyle and values.
3. Increased traffic volume that will interfere with public safety in the W. Schrock Rd. area.
4. Wildlife in the area will be impacted due to the density of this subdivision.

Concern #1. Ground water

The W. Schrock road area is known through various drilling companies to have low producing and non producing groundwater areas.

The U.S. Environmental Protection Agency states "the average American family uses more than 300 gal. of water per day at home" The proposed SUSLOSITNA PLACE proposed residents would require 7.665 million gallons of water annually. We believe 7.665 million gallons of water is a substantial quantity on a finite resource. We are far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. Future development of adjacent lands with similar high density housing developments would place an enormous burden on available local ground water resources that could result in aquifer depletion.

Without water it would destroy area habitation and property values for all home and land owners.

Concern #2

In the W. Schrock area there are few homes with larger parcels of land. Most of us have been here for many, many years, some generations, year-round. We ourselves have been here just under 30 years.

The request to build this SUSLOSITNA PLACE Subdivision is contrary to our lifestyle and feel of the country we love about this area. This high density subdivision will adversely impact the nature,, and property values for the area residents.

We view the application for approval of the SUSLOSITNA PLACE as a disregard for residents in the areas interests; a precedent-setting and singular benefit for non sustainable land development that disregards the natural setting and availability of ground water resources, and public safety.

A decision from the Planning Commission to approve the SUSLOSITNA PLACE would FOREVER adversely affect the nature of the W. Schrock area at local residents expense. This proposed subdivision does not fit with the character of existing families and homes in the area.

Concern #3

W Schrock receives higher annual snow fall precipitation amounts and lower overnight winter temperatures than in other nearby areas, including the Lucille/Seldon areas, south ChurchRd., and within Wasilla city limits. The W. Schrock Rd. area is often one of the last roads cleared, contributing to difficult and dangerous driving conditions. We have more freeze- thaw conditions which often gives us slicker road conditions. Without exaggeration W. Schrock Rd. is a poorly lit and poorly maintained roadway. Traffic often exceeds the posted 45 MPH top speed limit as well as the lower speeds in the curves. The SUSLOSITNA PLACE entrances are near the middle of a long straight away that often has high traffic at those exceeded posted speed limits and traffic entering and exiting the subdivision would be doing so at peril. We have a lack of speed limit enforcement and police patrols. Which also gives us concerns for increased crime in the area with this subdivision. High density and relatively low cost housing sub divisions often result in increased crime and increased calls for public safety officers.

Concern #4

The proposed 80 acre SUSLOSITNA PLACE sub division will compromise Moose habitats. Area Moose remain through late winter and stay over in the spring where they birth calves and seek refuge from area predators, which include bears, wolves and coyotes. We have many bird species as well, which include Eagles. Loss of this habitat will negatively impact area wildlife.

We ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land use approval for our area. The current area residents will live with no tangible benefits and deal with the negative consequences.

Possible Recommendations to the Platting Board:

Keep the lot sizes to a minimum of 2-3 acres to keep with the average area property sizes. Fewer building sites will help avoid overburdening area ground water reserves, limit stress to wildlife, and ensure property values.

Respectfully,
Charles and Linda Cucullu

Amy Otto-Buchanan

ITEM # 6G 9/3/2020
UPTOWN EST MSP
PAGE 1 TO 2
HANDOUT #10

From: Mike Wilson <mjw907@live.com>
Sent: Friday, August 21, 2020 6:26 PM
To: MSB Platting
Cc: Richard Day -Bridal Path HOA
Subject: Objection to Public Notice for Uptown Estates Master Plan Sept 3rd
Attachments: Public Notice Sept 3rd - Uptown Estates Master Plan.pdf

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

To ALL Platting Board Members:

Please find my OBJECTION to the Uptown Estates Masterplan development being considered in the upcoming Sept 3rd hearing. Given this hearing had to be pushed back due to the platting boards own failure to adhere to the requirement for 3 week notification, calls into question if anyone has even looked at what they are preparing to force onto this community or, is this just a rubber stamp process and your standard method of operation?

I STRONGLY OBJECT to this 141 lot development housing project as it will create an enormous strain on residents with increased traffic conditions to the existing Peck Street and Wasilla Fish Hook roadways that cannot handle the traffic count today. This is compounded by the planned subdivisions being considered for New Hope Estates masterplan development just 9.5 miles up Wasilla Fishhook rd. I am concerned this will also have irreparable harm to the water aquifer we all depend on and subsequently harm to all of the existing residents in this area, of which the MSB shall bear responsibility for. I do not see a study or an impact analysis in the packet.

I will point out that the City of Wasilla email from Tina Crawford Public Works Dept. dated July 16th 2020 at 4:25 pm only noted "no comments or concerns". Given she did not receive the links to review this project until July 16th at 10:39 am the same day and really calls into question if their review even gave any full due diligence to this project. It was probably more convenient to type a 10 second reply than to do a deep dive. Your leading us to believe they completed a thorough analysis in 5 hours and 25 minutes and did not take an hour lunch break? This demonstrates to me to they DID NOT do their due diligence, and really looked at this project and the traffic conditions/demand it will force onto Peck Street. That road is maintained by the city and has been a problem for the 31 years I've live in this immediate area. You include a letter from AKDOT but, question why? Are they prepared to make improvements to Peck St. and Wasilla Fish Hook?

In addition to my Leatherleaf property that I have lived at for 31 years I have owned a lot for years with plans to build a house within Bridal Path Estates located on Stallion circle. I see by the proposed site plan you are also proposing to route the Uptown Estates traffic through our subdivision a mere 500 ft from my property. That is wrong and irresponsible of this board to approve this project and shove that down the throats of the residents. How would you feel if you were a home owner in this community? Folks have worked hard to have a community they are proud to call home and your actions are prepared to stain that permanently by forcing traffic through Saddle Horse to gain access up to Wasilla Fish Hook treating it as a main artery for exit out of the development. Where is the traffic analysis for this? I do not see it in the packet. You are treating this neighborhood street as a main artery for traffic flow to Wasilla Fish Hook and that is wrong! Be advised WFH road is 18-24 hrs. priority 2 & 3 for winter snow removal further creating a safety hazard by increasing traffic flows on an already busy 2 lane road. Will Saddle Horse see priority level 1 designation?

I am a property owner on both the north and south side of this project and have worked as a general contractor for 35 years in this state and I really call into question if the City of Wasilla as noted above, and the Matsu Borough, has really done any due diligence to really study the adverse effect this will have on our community. I based this statement from experience based on every major multi-million dollar construction project I've built around the state. I'm currently

involved in the planning and cost estimating for the Kink Goose Bay (Main St.) and Parks Highway realignment for north/south bound traffic realignment which also involves the ARRC track expansion. This gives me key insight as to the work and preparation that goes into developing any project. I don't see that level of attention given to this project. If it had, this would not have been approved and be listed on the hearing agenda.

I will attend the hearing on Sept 3rd and be prepared to get an ear full as no real thought has gone into this analyzing this project and the adverse effects it will impose on the tax payers in this immediate area. I see it as none other than a money grab by the property owners of the project and the Matsu Borough to increase their real property tax base. If the Board members were to have this project in their neighborhood I'm sure you would oppose and strike this down. I urge you to take a serious look at this and make the determination to disapprove this project. Adding this much density and traffic flow thru neighborhoods is not what our community needs in this location.

Respectfully,

Mike Wilson
1000 N. Leatherleaf Loop
Wasilla AK 99654

Amy Otto-Buchanan

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Sunday, August 23, 2020 3:45 PM
To: MSB Platting
Subject: Opposition to Uptown Estates

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

Dear Platting Board Members,

I object to the preliminary plat for Uptown Estates Plat No 2018-91, Case 2020-101 and further submit this as proof that the preliminary plat was not properly scrutinized for ill effects on the community based upon:

43.10.060 PLATTING AUTHORITY PROCEDURE.

B) The platting authority shall, within 60 days of the submission of an application for preliminary plat approval, approve or disapprove the preliminary plat or return it to the applicant for modification or correction. If the platting authority fails to act within a 60-day period, the preliminary plat shall be considered approved and a certificate of approval shall be issued on demand, unless the applicant consents to an extension of the 60-day period. An application for preliminary plat approval is submitted to the platting authority when it is submitted in proper form in accordance with MSB 43.15.016.

So no matter how irresponsible the plan it gets approved within 60 days? Absolutely unbelievable!

Jen Anderson
1812 E. Stallion Cir
Wasilla, Ak 99654

**ITEM # 6G 9/3/2020
UPTOWN EST MSP
PAGE 1 TO 5
HANDOUT #11**

Amy Otto-Buchanan

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Sunday, August 23, 2020 1:43 PM
To: MSB Platting
Subject: Revised Opposition letter to Uptown Estates
Attachments: Final Draft Opposition to Uptown Estates.docx

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

Dear Platting Board Members.

I have revised my opposition letter to Uptown Estates and ask that you take this version into consideration while removing the previous submission. Please confirm the receipt of this email. Thank you!

Jen Anderson
1812 E Stallion Cir
Wasilla Ak 99654 907 232 7149

August 23, 2020

To: Mat Su Borough Platting Board

Re; Uptown Estates Preliminary Plat No. 2018-91, Case: 2020-101

My name is Jennifer Anderson and I am a concerned resident and active Homeowners Association member of Bridle Path Estates. After comprehensive review of the preliminary plat for Uptown Estates I have serious objections that Peck St., the Collector road for which both access points of the proposed subdivision will empty onto, is substandard for accommodating the proposed increase in density. Further, I am surprised that, upon review of the facts, the city of Wasilla (exhibit J in the Staff Report) had no comments on the matter, nor did DOT (exhibit I in the Staff Report) or the Fire Marshall. I strongly object to the approval of the preliminary plat for Uptown Estates for the following reasons:

Per Ordinance 43.10.060, (C), "The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting authority shall be set forth in the notice approving or disapproving the application." Uptown Estates DOES NOT conform to the following "other applicable statutes and ordinances" and thus MUST BE DISAPPROVED/DENIED:

-The Assembly signed resolution 17-003 in 2020 and this preliminary plat for Uptown Estates does not conform to those standards, and therefore in violation of "other applicable statutes and ordinances".

Specifically:

-2003 data contained in the Official Streets & Hwys. Plan FY2005-2025 indicate that traffic counts then were 3000 cars per day. However, per the 2020 Construction Manual p.6 Average Daily Traffic (ADT) should not exceed 3000 cars per day. I called Archie Giddings, Public Works Director for the City of Wasilla and was told that they had no data because "that road was not measured". I have this as a saved message. In the 2005-2025 City of Wasilla Official Streets and Hwys plan it states that traffic data is to be updated every 5 years. It seems you do not even know what you do not know.

-A04.3 (f) If the anticipated ADT will exceed 3000, the street shall be classified at a higher level than the Residential Collector by DPW

-Given the width of Peck, how would a firetruck safely turn (especially left) on residential roads from Peck?

-Passing Capacity is 0 on Peck

:Los D is the target for this road but added density would likely exceed capacity and that Los

-Also per the Manual, shoulder width for the collector road should be 2 ft-there is presently no shoulder on Peck.

-When examining the location of the access points, which are located at curves in the road, and given that the speed on Peck is 30 MPH, the recommended intersection sight distance is 450 ft. This does not appear to be the case per the preliminary plat.

-Minimum centerline to centerline distance between intersections on the same side or opposing sides of the street of the through street are required to be 300 ft on Residential Collectors and 650 ft on higher order streets where other access standards do not exist. This does not appear to be the case in the preliminary plat

--A09.1 (i) Intersections with state or other municipal ROW are subject to their respective requirements and review

Wasilla High and Middle schools are 1 block from the Peck?bogard intersection and from busy Crusey St. Those that have kids in these schools, in extracurriculars, who work, run errands, or shop in the area understand how congested it already is during peak times. In addition, traffic emptying onto Wasilla Fishhook from Peck and headed toward Parks/Main St will exacerbate already ,major problems especially during peak hours, as nightly, I see traffic backing all the way to Bogard here! That light at Parks and Main only allows about 5-6 cars through at a time.

The State of Alaska has a tremendous backlog of road upgrade, extension, and new projects and are experiencing significant budgetary challenges for fulfilling the obligations to the tax paying public. How will Peck be prioritized among the many existing projects? My overwhelming assumption is that it won't and that this will cause widespread decline in quality of life for so many!

I was told on multiple occasions that the MSB "is not concerned with the end use of the land", which means that with a permit and if the preliminary plat is approved that the builder can erect multifamily units to further increase personal profits, tax density thresholds, and infrastructure-where 99% of MSB revenues come from. MSB's vested interests are overly reliant on property tax revenue as stated in the 2007 Core Comprehensive Plan. So much so that irresponsible development AT ANY COST is being pushed.

The general contractor and applicant in this case, Anatoly Muzechuk with Alaska City Builders LLC, has 19 cases on Court View and is the Defendant in most. Offenses range from violations of conditional use permits, trash and junk infractions, fraudulent or deceptive business practices, and chronic motor vehicle and moving violations. Shockingly, MSB is the Plaintiff in several cases, including an open case! An Employer Identification Number for Alaska City Builders could not be determined after searching the EDGAR database and inquiring with the MSB Clerk's office. If Mr. Muzechuk holds a DOT contract, this could be problematic for the State of Alaska and the MSB to say the least.

The high density proposed Uptown Estates preliminary plat competes against the expressed written interests of the Mat Su Borough's Core Comprehensive Plan (2007) and Mat Su Ordinances. Per page 18 of the Core Comprehensive Plan, "it is plausible that buildable private land will be almost fully subdivided and largely developed over the next 2 decades." Existing land use in the Core Area was estimated in 2005 to be 18,604 acres for residential use, leaving a mere 262 acres for recreation. Ordinance 18-013, LU-2 mandates that MSB "protect residential neighborhoods and associated property values." We oppose the preliminary plat for Uptown Estates preliminary plat because we believe that it will decrease property values due to lower air and water quality and supply, increased crime rates especially property crime, increased traffic congestion and rates of collision, ensuing environmental degradation and loss of green space, and overcrowding.

Ordinance 18-013, LU-4 mandates that the MSB "protect and enhance the Borough's natural resources including watersheds, groundwater supplies, and air quality." Ordinance 18-013 states that population density standards should accommodate the natural systems' ability to sustain varying density levels." Given the location of the proposed subdivision, Uptown Estates, as proximal to the Williwaw community, another highly dense development and the proliferation of negative social issues there the "system" is already inundated with challenges and cannot support further density in this location. Further, it should be considered that no one wants to live right on top of their neighbor, to hear their conversations, crying babies, smell their vehicle exhaust, hear their tv programs etc. It is time to think smarter than this! My opposition to this preliminary plat is not only to protect my own interests and quality of life, but that of any future resident of the proposed Uptown Estates or of the MSB for that matter. I have spent hours reviewing Title 43, The Core Comprehensive Plan. The 2020 Subdivision Construction Manual, The City of Wasilla Official Streets and Hwys. Plan FY2005-2025, and more and now "speak" platting on a basic level. This language and process should be more accessible to individuals in the community and understanding it is a further responsibility of public servants such as yourselves.

Approving this preliminary plat or having no comment or objection has me struggling to understand if it was carefully reviewed to begin with? Responsible development is our responsibility and I abhor you to use the aforementioned reading materials when reviewing and deciding on the preliminary plat for Uptown Estates.

The quality of life of thousands of Valley Residents, as well as your own personal integrity, professional reputations, and potentially jobs are at stake.

Thank you.

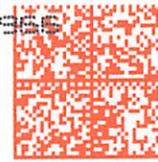
Respectfully,

Jen Anderson, BSW
1812 E. Stallion Circle
Wasilla, AK 99654

907 232 7149

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

8100 25504955



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
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SMART ROBBIE A & REBECCA L
1000 E SUSITNA BAY
WASILLA, AK 99654

FIRST CLASS

REVISED NOTIFICATION OF PUBLIC HEARING
AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

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

PETITIONER/OWNER: GERALDINE T. ESTABROOK ESTATE, CHARLES P. MICHAEL, LOTTIE MICHAEL, PATRICIA HUDSPETH

REQUEST: The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-91, to be known as **UPTOWN ESTATES MASTERPLAN**, containing 89.6 acres +/- . The property is located southeast of N. Wasilla-Fishhook Road and east of N. Peck Street (Tax ID # 57774000L002); within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: None and in Assembly District #4 Ted Leonard

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **September 3, 2020**, starting at **1:00 p.m.** **Please follow all public mandates according to COVID-19.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent out the day after the meeting. **All public comments are due one week** after the meeting. For more information please contact the Platting Technician, Amy Otto-Buchanan. Please do not send comments or questions directly to the Platting Board. For more information please contact with the applicant, other parties interested in the application presented in the application.

ITEM # 6G 9/3/2020
UPTOWN EST MSP
PAGE 1 OF 1
HANDOUT #12

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection until the following concerns are addressed and met. Concern

Name: Robb + Becky Smart Address: 1000 E Susitna Bay Wasilla AK 99654

The lots are too small compared to surrounding subdivisions except Willowaw which is too crowded as it is.
Comments: Is the subdivision on city sewer? If not: How will sewage be processed. Lot sizes don't warrant individual septic. The intersection at Peck / Wasilla Fishhook is a dangerous intersection already. There's no stop light or roundabout to accomodate more traffic.

A dense subdivision like the proposed one is not conducive to Valley living

Case # 2020-101 AOB Note: Vicinity Map Located on Reverse Side

where we value space, privacy and quiet living. Becky Smart

Amy Otto-Buchanan

From: H. E. Budd Goodyear <bg@mtaonline.net>
Sent: Saturday, August 29, 2020 10:23 AM
To: MSB Platting; Joy G.
Subject: Response to Public Hearing Notice - Uptown Estates
Attachments: Platting MSB Form.pdf; Letter to MSB Platting Board. Uptown Estates.pdf

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

Attention Platting Board,

Please accept the attached returned MSB notice form and attached letter (also sent on 8/13/20) as our opposition to proposed Uptown Estates Plat, Case #2020-101 AOB, as proposed.

Thank you,

Harry and Joy Goodyear



Virus-free. www.avg.com

1882 E Stallion Cir
Wasilla, Alaska, 99654
August 13, 2020

Mat Su Platting Board
Palmer, Alaska
plating@matsugov.us

For Platting Board Consideration, Comments on Uptown Estates Subdivision Platting Process

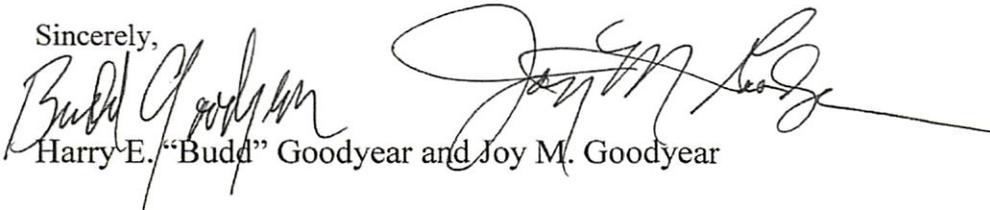
1. We received notice of hearing today, August 13, 2020. We consider the notice was not received with reasonable advance time. It was machine post paid at Mat-Su Borough offices on August 6, 2020.
2. We oppose platting the proposed subdivision without consideration of the following:
 - a. 144 residences on that small acreage is too crowded for that neighborhood as well as surrounding neighborhoods.
 - b. Water consumption—Lack of proof of adequate water supply aquifer. Please provide proof of sufficient water supply for Uptown Estates Subdivision. Note: rainfall of 16.5 inches per year **classifies Wasilla as semi-arid environment** (10-20 inches per year)
<https://www.usclimatedata.com/climate/wasilla/alaska/united-states/usak0264>
 - c. Waste Disposal—Wasilla's reluctance to modernize for high density neighborhoods with a sewerage treatment plant is a problem. I urge Mat-Su Borough Government to encourage Wasilla to solve that problem. And, in that solution include a city water system. ^{Footnote} We were unable to determine potable water supply source, number of wells and wastewater handling within the proposed Uptown Estates subdivision.
 - d. Private property trespass, often with illegal intent is already a problem as State Trooper data will show. High density housing at Uptown Estates will surely increase that problem and cause increased need for State Troopers being dispatched to surrounding areas not within Wasilla City Police jurisdiction. Search the internet with this question: "Does high density housing increase crime rates?" You will find a lot of yeses.

With lower population than Wasilla, both, Palmer, Alaska and Valdez Alaska have water systems and more than one waste water treatment system to serve residents.

<https://dec.alaska.gov/Applications/Water/OpCert/Home.aspx?p=SystemSearchResults>

We request platting decision for Uptown Subdivision be tabled until further information shows that the subdivision will NOT have a negative impact on neighboring water supply; wastewater disposal caused environmental degradation, and a potential increased crime control plan drawn up and approved.

Sincerely,



Harry E. "Budd" Goodyear and Joy M. Goodyear

Footnote

In Alaska about 64 million gallons of water are withdrawn and delivered every day for domestic use, with the **average Alaska resident** using 90 gallons per day in and around their home.

<https://www.neefusa.org/weather-and-climate/weather/home-water-use-united-states#Alaska>

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



55121B03L014 108
GOODYEAR HARRY E & JOY M
PO BOX 870274
WASILLA AK 99687-0274

FIRST CLASS

REVISED NOTIFICATION OF PUBLIC HEARING
AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

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

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For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plattting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

Please do not send comments or questions directly to the Platting Board members. Board 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.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection Concern

Name: HARRY & JOY GOODYEAR Address: 1882 E. Stallion Circle, Wasilla, AK 99654

Comments: Please see attached

Amy Otto-Buchanan

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Monday, August 31, 2020 4:43 PM
To: MSB Platting
Subject: Fwd: Preliminary Plat 2018-91

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

Dear Platting Board Members,

I would like you to consider what Ms. Nichols is saying regarding traffic data being "moot". I do not believe those in the area nor future residents of Uptown Estates will feel this way. I believe that current collision data will illustrate a significant safety concern given the other evidence I have provided regarding Peck St. In addition, how would this roundabout or Peck improvements be prioritized? These are important considerations to Plat 2018-91 for Uptown Estates and I object to the approval on these grounds not being addressed. Please include this in documentation for review.

Best,

Jen Anderson
1812 E Stallion Cir
Wasilla, AK 99654
907 232 7149

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

From: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>
Date: Thu, Aug 27, 2020 at 12:51 PM
Subject: Re: Preliminary Plat 2018-91
To: Jennifer Anderson <jranderson2@alaska.edu>

I presented the plat to DOT's review committee, and our comments have not changed. Honestly, it's a pretty great subdivision overall and addresses a lot of safety concerns we usually have with developers. I understand your concern for Peck Street, but we have no objection to the plat. Nor do we have any legal right to reject the plat simply because it will increase traffic onto the road system. The developers are doing everything they can in this plat to provide other connections than to Peck by connecting into Spruce Ave to the north and providing possible future access to the south. This is far more responsible than what most developers present to us.

Whether or not the placement of their roads onto Peck meets Borough standards is for the Borough to decide, as that is their regulations and not DOT's.

You asked for the crash data for the Peck intersection. I spoke with our safety engineers, but the data they have is moot as they've got a safety project in the works for that intersection to install a round-about in the near future. This project will mitigate the safety concerns for that intersection.

ITEM # 6G 9/3/2020
UPTOWN EST MSP
PAGE 1 TO 3
HANDOUT #14

Melanie Nichols
Mat-Su Area Planner

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Friday, August 21, 2020 12:08 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>
Subject: Fwd: Preliminary Plat 2018-91

To: Archie Giddings Public Works Director for COW, Amy Otto-Buchanan, MSP Platting, Donald Cuthbert Fire Marshal, Melanie Nichols, ADOT&PF
Re: Plat No 2018-91, Case #2020-101
Public Hearing: Sept 3, 2020 at 1 p.m. at MSB

After reviewing the preliminary plat for Uptown Estates I have serious concerns that Peck, the collector road for which both access points of the proposed subdivision will empty onto, is substandard for accommodating the proposed increase in density. Further, I am surprised that, upon review of the facts, the city of Wasilla (exhibit J in the Staff Report) had no comments on the matter, nor did DOT (exhibit I in the Staff Report).

-The Fire Marshall only asked that cul de sacs be constructed to proper radi. Mr. Cuthbert, can you review Peck street as it is the Collector rd for access to Uptown Estates. It is not sufficient for firetrucks and emergency vehicles and for reasons listed here and in the Subdivision Construction Manual.

Per Ordinance 43.10.060, (C), "The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting authority shall be set forth in the notice approving or disapproving the application."

-The Assembly signed resolution 17-003 in 2020 and this preliminary plat for Uptown Estates does not conform to those standards, and therefore in violation of "other applicable statutes and ordinances".

Specifically:

-2003 data contained in the Official Streets & Hwys. Plan FY2005-2025 indicate that traffic counts then were 300 cars per day. However, per the 2020 Construction Manual p.6 Average Daily Traffic (ADT) should not exceed 3000 cars per day.

-A04.3 (f) If the anticipated ADT will exceed 3000, the street shall be classified at a higher level than the Residential Collector by DPW

-Given the width of Peck, how would a firetruck safely turn on residential roads from Peck?

-Passing Capacity is 0 on Peck

:Los D is the target for this road but added density would likely exceed capacity

-Also per the Manual, shoulder width for the collector road should be 2 ft-there is presently no shoulder on Peck.

-When examining the location of the access points, which are located at curves in the road, and given that the speed on Peck is 35 MPH, the recommended intersection sight distance is 580 ft. This does not appear to be the case per the preliminary plat.

-Minimum centerline to centerline distance between intersections on the same side or opposing sides of the street of the through street are required to be 300 ft on Residential Collectors and 650 ft on higher order streets where other access standards do not exist.

--A09.1 (i) Intersections with state or other municipal ROW are subject to their respective requirements and review

On a less formal note, Peck/Bogard is 1 block from Crusey where there is much congestion during peak hours when Wasilla High and Wasilla Middle are starting the day or letting out and during rush hour and with extracurriculars. Also, there is major congestion at Parks and Main, so bad at certain peak hours that traffic backs up nearly to Bogard. The from the Peck/Wasilla Fishhook intersection will exacerbate this already major issue.

Approving this preliminary plat or having no comment or objection has me struggling to understand if it was carefully reviewed to begin with? Responsible development is our responsibility and I abhor you to review the preliminary plat for Uptown Estates.

The quality of life of thousands of Valley Residents is at stake.

Thank you.

Jen Anderson, BSW
907 232 7149

RECEIVED
SEP 02 2020
PLATTING

Mat Su Borough
Planning Commission

September 1, 2020

To Whom it May Concern,

Thank you for allowing public comment on the proposed Wessel Heights Subdivision. Normally I would not comment on subdivisions. However there are just a couple issues that I noticed while looking at the map. Number 1, the property intersects with a long-time used multi-use summer and winter trail along Twister Creek. We hope the landowners would like to work with the community in order to put an easement through in perpetuity. The trail is well used in summer with hikers/walkers and winter time brings skiers and other recreationalists. The trail was established and built by the Mat su Borough back in the late 70s. Cutting off long time users of the trail might create other land use issues that are unforeseeable.

This property is included in the Christianson Lake Land use area plan/SPUD. That plan allows for lots no less than 2 acres. In looking at the Lidar map of the area and overlaying it with the division lines, it appears that the lots are almost too small to provide a driveway. Just about half of the property is unusable/not buildable, due to the cliff and the wetlands below. Meaning about 16 acres or so total is buildable. We can say 2 acres is 2 acres no matter what, but in reality, some of the lots will be less than an acre, even though the size on a map is 2. The concern is that there isn't enough space for a driveway, house, septic and well. It behooves the commission to look closely at the buildable area and then ask the owners to divide into less lots. I wouldn't have any issue if lots 4 through 12 were actually 5 lots as opposed to 9. It would give owners room to have a driveway and the required septic and well. I have concerns with public health safety. Due to the somewhat hazardous bluff the cuts through the property, it might make building difficult as well as putting in a well and septic. For instance lot 4 doesn't look like a driveway can be built unless its actually on the section line? 5 and 6 are also very narrow. Depending on topography, it might be almost impossible for lots 10 and 11 to have driveways to code as well, or to figure out how to safely install wells and septic. Hopefully planners can take a closer look at these issues and have the owners redesign the lots so there are no catastrophes or issues in the future as landowners try to build on these lots, nor that there be septic and sanitation issues. Hopefully these issues can be resolved easily.

Thanks so much again.

Sincerely,

Sue Deyoe
Talkeetna Resident
PO Box 324
Talkeetna, AK 99676

ITEM # 6D 9/3/2020
WESSEL ESTATES
PAGE 1 OF 1
HANDOUT #12

Peggy Horton

From: Sarah Birdsall <sarahjbirdsall@yahoo.com>
Sent: Wednesday, September 2, 2020 12:01 PM
To: MSB Platting
Subject: Proposed Wessel Heights Estates subdivision

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

To whom it may concern,

As a longtime property owner, small business owner, and previous longtime resident of a subdivision that neighbors the proposed Wessel Heights Estates, I am not in support of the subdivision as it is presented.

I have concerns about private ownership of portions of Twister Creek and its surrounding wetlands, as well as private ownership of portions of a trail that area residents have used for decades. The density of the subdivision is also a concern and has the potential to create an unsightly mess that will mar the view for everyone leaving the Talkeetna town-site. In addition, Christiansen Lake Road is narrow and twisty and heavily used by pedestrians and recreationalists; increased traffic on that road would add to an already hazardous situation.

In addition to a trail easement and some kind of protection for the wetlands and the creek, I would like the developers to consider fewer lots as well as covenants that would encourage future property owners to consider the impact on the view. Protecting the scenic beauty of Talkeetna benefits everyone, including those wishing to subdivide and sell parcels of land.

Thank you,
Sarah Birdsall
Talkeetna

John Meising -- An opposition to Stella Ridge.

RECEIVED

Good afternoon Assembly,

SEP - 1 2020

PLATTING

I'm speaking to you again in opposition to the development known as Stella Ridge. I trust you read my previously submitted written statement from the Aug. 20th meeting reflecting the same.

Thank you for allowing me to express the thoughts for a group of residents who are simply scared. Scared of what is happening to our existing way of life and neighborhood. We are hoping that YOU, this Assembly, will help bring balance by factoring in the human equation and allow all concerned to reach an equitable solution regarding the proposed Stella Ridge.

We as residents chose where and how we live. We like the privacy and seclusion of our large wooded lots and closeness to nature. Now, not by an act of God or wildfire, one man is already threatening that existence and in exchange only offering the return of greater tax revenues to the MSB and leaving us residents to deal with the aftermath and the problems with rapid growth.

**ITEM # 6E 9/3/2020
STELLA RDIGE
PAGE 1 OF 3
HANDOUT #14**

Since the initial deforestation and SWPPP groundwork commenced, flooding of the existing roadway and on a number of other properties has occurred. Also ruining the natural habitats and forcing the relocation of several species of animals such as our bald eagles, cranes, rabbits and territorial moose traveling through.

Deforestation and reshaping the natural land contours continues prior to approval by this Assembly and without a most crucial factor, the location of viable water sources to support this proposal. Why should this Assembly give any consideration or favorable decision without any proof of viable water sources and the testing of how such a draw would affect our existing water wells' clarity and production rates?

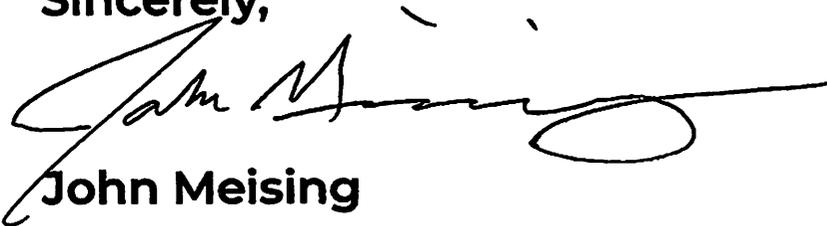
We are scared and gravely concerned about how one man can ruin everything we have built without any consideration given to our needs and showing respect for what we want. Offering three to five acres lots would be a great concession.

Upon reflection it's clear why a trapped animal either cowers or strikes back when cornered and perhaps how good people can be capable of desperate or duplicitous actions. We are good people, following procedure, who now request that our concerns be met and addressed.

We plead and implore this Assembly to consider the negative impact this development, as proposed, has caused already, the threat it imposes on us now, and what is yet to come. Like years of unrestricted construction, noise, and vandalism. Please consider redefining progress as just because we can do a thing does not mean we must do that thing and simply approve this proposal because it meets a standard of criteria.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Meising". The signature is fluid and cursive, with a large loop at the end.

John Meising

4150 E. Pamela Drive

Wasilla, Alaska 99654-0430

Amanda Meising -- An opposition to Stella Ridge.

RECEIVED

SEP - 1 2020

Good afternoon Assembly,

PLATTING

I wanted to express my concerns for the large residential neighborhood being proposed for East Pamela tentatively called Stella Ridge.

While I do not oppose progress on our road I am concerned with a few factors that such a large housing development will create for our quiet, relatively secluded neighborhood.

1. The center of the road is in dispute and as a result the MSB will not be improving E. Pamela beyond its current condition until that situation is resolved, the increased road traffic from the proposed Stella Ridge, on a section of unmaintained borough dead-end road seems unwarranted.

2. The increase of people poses the potential increase for crime, the risk of vandalism, and the unknown number of ATV'S and Snow Machines which will undoubtedly be driven on our utility easements thus causing the destruction of property creating rutting and erosion.

3. The observance of the speed limit on our road is already hard to manage. with the proposed inclusion of 50 families adding traffic and wear and tear on our roads, what measure will be in place to make our road safer and speed limits observed?

ITEM # 6E 9/3/2020
STELLA RDIGE
PAGE 1 TO 2
HANDOUT #15

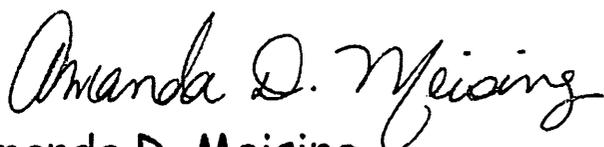
4. Is more lighting on the street being considered for safety, if so who determines the location and maintenance for said lighting.

5. Lot sizes should reflect the existing neighborhood. 3 to 5 acre lots seem reasonable. This is the Valley, not Anchorage. People moving out of the Anchorage area are drawn to the Valley because we offer larger lot sizes and more room to move around than they are accustomed to. We don't want another Byler fiasco.

6. Since the earthquake in November of 2018 our water table and aquifer has dramatically changed. We have had to redesign our water system from whole house reverse osmosis filtration to a 1500 gallon, tri filter, bulk storage system. With all the testing that has been done on behalf of Stella Ridge, what, if any, proof of viable water has been submitted and if so what are the results of the long term draw from the aquifer.

Thank you for your time and attention.

Sincerely,


Amanda D. Meising

4150 E. Pamela Drive

Wasilla, Alaska 99654-0430

Coe & Avonlea Guthrie
4135 E Pamela Drive
Wasilla, Alaska 99654

September 2nd, 2020

Matanuska-Susitna Borough Platting Board
350 E Dahlia Avenue
Palmer, Alaska 99645

Subject: Stella Ridge Subdivision Proposal

To Whom It May Concern,

RECEIVED
SEP 02 2020
PLATTING

We, Coe and Avonlea Guthrie, the owners of Section 18, Lot C9, most directly affected by the proposed Stella Ridge subdivision, would like to voice our objection to the subdivision in its current proposed form. Our property is directly adjacent to the Stella Ridge subdivision, bordering it on two sides.

We live and work in our community, endeavoring to contribute meaningfully to the Mat-Su borough; Coe as a Lineman for Matanuska Electric Association, and Avonlea as a realtor with Double Eagle Real Estate & Investments. We have two school-age children.

We appreciate the opportunity to address our concerns and objections to the platting board.

We believe the issues of greatest concern to be the following:

- Fresh Water Supply
 - The quantity of water required for basic living needs, landscaping, and any other of the multitude of water uses of 50 new homes will be astronomical. We are gravely concerned that providing the water for these homes, directly adjacent to lots C9 and C10, will endanger the fresh-water wells on the aforementioned properties. Have any studies been done concerning the impact on the water table and the effect on existing wells from this increase in demand?
 - How will wastewater from the 50 new homes be handled so that there is no contamination of the fresh-water supply of lots C9 and C10?
- Increased Traffic Load
 - The addition of 50 new households will easily double or triple the current traffic load. Is the Mat-Su Borough prepared to make the necessary provisions to

ITEM # 6E 9/3/2020
STELLA RDIGE
PAGE 1 TO 4
HANDOUT #16

accommodate the increased road maintenance and repair? How are these provisions going to affect property taxes of existing homeowners?

- The increased traffic load will further congest the intersection of Wasilla-Fishhook Road, East Pamela Drive, and West Pamela Drive. This is a serious safety concern on an already busy and dangerous road- especially in the winter months. Is there a plan in place to address the additional needed traffic control on Wasilla-Fishhook?
- General Welfare and Safety
 - With the addition of 50 new households on East Pamela Drive alone (not to mention the other new developments spanning the length of Wasilla-Fishhook) how is the additional burden to first responders being addressed?
 - With construction site theft being at what seems to be an all-time high, how does the Borough intend to mitigate the increased crime and risk to current homeowners?
 - Fifty new homes will mean an increased number of school-aged children. Are the area's schools equipped to handle this growth sufficiently?
 - With a minimum of 4 lots and a road bordering our property alone, not to mention other properties, how does the developer intend to delineate property boundaries? If the development moves forward, we feel that a fence installed by the developer would show good faith and decency, given the likely infringement on other's properties.
- Construction Concerns
 - Assuming that the qualifications for an adequate SWPPP for the Mat-Su Borough have been met, we, nevertheless, are concerned that the damage to our property from storm water drainage and erosion, both short and long term, have not been addressed.
 - What, if any, limitations are there in regards to working hours for new construction of this development?
- Future expansion
 - We noticed that there is also clearing going on Foxwood Add #1, Tract A-1. Is this going to be a second phase of Stella Ridge? Or perhaps a partnership between corporations that will further exacerbate the concerns previously addressed?

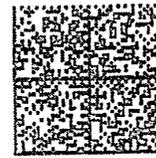
In closing, the greater majority of properties off of East Pamela Drive are larger lots. This provides the residents with a rural community and lifestyle, which is why many of us have chosen to make this area our home- rather than purchasing homes on smaller lots in more developed neighborhoods. A subdivision of the magnitude of Stella Ridge, will drastically change the integrity and dynamics of this community. While we support and respect the rights of a property owner to use his property as he sees fit, we believe that the development of Stella

Ridge, as proposed, will bring only adverse ramifications to the existing community and its residents that the owner may not fully understand, not being a full-time resident of the area himself. Subdividing this 60 acre parcel into 3-5 acre lots would allow the developer to make a nice profit, while still maintaining the rural community feel that the property owners of East Pamela Drive have chosen to be a part of, and raise their families in.

We thank you for your time, consideration, and response to these matters.

Sincerely,
Coe & Avonlea Guthrie

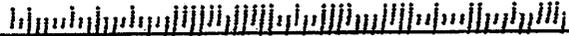
**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 AUG 13 2020

118N01E18C009 13
GUTHRIE COE D & AVONLEA R
4135 E PAMELA DR
WASILLA AK 99654-0430

FIRST CLASS

99654-0430 4041 
REVISED NOTIFICATION OF PUBLIC HEARING

AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: JERRY HARMAN

REQUEST: The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately 1/2 mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW 1/4 Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **September 3, 2020**, starting at **1:00 p.m.** Please follow all public mandates in regards to COVID-19. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: plattings@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m. (noon).** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692. Please do not send comments or questions directly to the Platting Board members. Board 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.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [X] Objection [] Concern

Name: Coe and Avonlea Guthrie Address: 4135 E Pamela Drive

Comments: Please see the attached letter addressing our concerns.

Amy Otto-Buchanan

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Tuesday, September 1, 2020 9:32 PM
To: MSB Platting
Subject: Opposition to Plat 2018-91
Attachments: 20200822140133493 (1).pdf

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

To Whom It May Concern at MSN platting:

Part of my argument is the preliminary plat for Uptown Estates illustrates concepts of irresponsible development. Please consider the following evidence carefully, and although it does not correspond directly to code, I believe it speaks to challenges to intentional and sustainable community design.

Please note that this was previously submitted in person to Alex Strawn and I am okay with my name being recorded as having submitted it.

Thank you.

Respectfully,

Jennifer Anderson
1812 E Stallion Cir
Wasilla, Ak 99654

**ITEM # 6G 9/3/2020
UPTOWN ESTATES
PAGE 1 TO 31
HANDOUT #17**

**Anatoly Muzechuk, General Contractor for Uptown Estates
(Annie Subdivision Plat No. 2018-91) and majority shareholder
for Alaska City Builders, LLC.**

[Skip to main content](#)**3PA-12-00054SC Murphy, Deborah vs. Muzechuk, Anatoly et al UNK3PA**

Case Type:
Small Claims (3PA)

Case Status:
Closed

File Date:
01/24/2012

Action:
Small Claims \$2500 or Less

Case Judge:
Not Assigned (3PA)

Next Event:

All Information Party Event Docket Financial Checks Receipt Disposition

Party Information**Murphy, Deborah**
- Plaintiff

- DOB
- Disposition
- Disp Date
-

Alias

Party Attorney

Muzechuk, Anatoly
- Defendant

- DOB
- Disposition
- Disp Date
-

Alias

Party Attorney

Neighborhood Auto Center
- Defendant

- DOB
- Disposition
- Disp Date
-

Alias

Party Attorney

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
03/09/2012 09:30 AM	Courtroom 5, Palmer Courthouse	Small Claims Trial	Hearing Held	Zwink, David L

Docket Information

<u>Date</u>	<u>Docket Text</u>
01/24/2012	Small Claims Less Than \$2500 Receipt: 786852 Date: 01/24/2012
01/24/2012	Small Claims Summons Packet Issued - Process Server Attorney's Process Anatoly Muzechuk (Defendant); Neighborhood Auto Center (Defendant);
01/30/2012	Return of Service - Summons Served On: 1/25/12 Anatoly Muzechuk (Defendant); Neighborhood Auto Center (Defendant);

Date	Docket Text
02/13/2012	Answer Anatoly Muzechuk (Defendant);
02/23/2012	Default Affidavit and Request for Judgment Against Neighborhood Auto Center Deborah Murphy (Plaintiff);
03/09/2012	Judgment Docket Entry (001) Judgment For Plaintiff by Trial/Hearing Damages : \$565.00 Interest : \$2.96 Attorney Fees : \$0.00 Costs : \$170.00 Other Fees : \$0.00 Total : \$737.96 Participant(s): Judge David L Zwick Case Closed
03/21/2012	Notice of Change of Address Deborah Murphy (Plaintiff);
04/02/2012	Information for Writ of Execution Deborah Murphy (Plaintiff); Creditor's Affidavit Deborah Murphy (Plaintiff);
04/02/2012	Writ of Execution (CIV-500) Issued Anatoly Muzechuk (Defendant); Neighborhood Auto Center (Defendant); Issued to Process Server for Service Writ Type: CIV500 Process Server: APS
04/06/2012	Successful Service of Judgment Debtor Packet Service Date: 04/05/2012 Cost: \$65.00
04/16/2012	Return of Service on Execution & Payment Process Server: Cost \$150.00 Receipt: 809939 Date: 04/16/2012
05/04/2012	Writ of Execution Disbursement / Deborah Murphy Full Return of Service on Writ of Execution / Original Writ Dated April 2, 2012 Returned

Financial Summary

Cost Type	Amount Owed	Amount Paid	Amount Adjusted	Amount Outstanding
Filing Fee	\$40.00	\$40.00	\$0.00	\$0.00
Total	Total \$40.00	Total \$40.00	Total \$0.00	\$0.00

Account	Trust Writ of Execution	Total
Deposit Amount	\$953.11	\$953.11
Balance	\$0.00	\$0.00
Total	Total \$953.11	Total \$953.11

Payment Type	Disbursement	Amount
Total	\$953.11	\$953.11

Check Information

Money Distributed by Court	Money on Deposit with the Court
Total	Total

<u>Created</u>	<u>Description</u>	<u>Account</u>	<u>Check</u>	<u>Amount</u>
05/04/2012	Case: 3PA-12-00054SC Writ of Execution Disburseme	0363AN	344354	\$953.11

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
786852	01/24/2012	\$40.00
809939	04/16/2012	\$953.11
Total	Total	Total
		\$993.11

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Non-Jury Trial: Judgment Reached	03/09/2012	Not Assigned (3PA)

[Skip to main content](#)**3PA-15-01302CI Muzechuk, Anatoly vs. Bean, Vernon Michael WLE**

Case Type:
Civil District Court (3PA)

Case Status:
Closed

File Date:
03/25/2015

Action:
Debt Collection

Case Judge:
Estelle, William L

Next Event:

[All Information](#) [Party](#) [Event](#) [Docket](#) [Financial](#) [Receipt](#) [Disposition](#)

Party Information**Muzechuk, Anatoly**
- Plaintiff

- DOB
- Disposition
- Disp Date

Alias

- Party Attorney
- Attorney
- Albertsen, Kenneth D
- Bar Code
- 9211064
- Phone
- (907)746-4466

Bean, Vernon Michael
- Defendant

- DOB
- Disposition
- Entry of Default
- Disp Date
- 07/15/2015

Alias

Party Attorney

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
07/15/2015 09:00 AM	Courtroom 5, Palmer Courthouse	Default Hearing: District Court	Hearing Held	Zwink, David L

Docket Information

<u>Date</u>	<u>Docket Text</u>
03/25/2015	Initial Judicial Assignment: Honorable William Estelle
03/25/2015	Complaint for Debt Collection Receipt: 1159219 Date: 03/25/2015
03/25/2015	Summons and Notice to Both Parties of Judicial Assignment
03/25/2015	Attorney Information Attorney Albertsen, Kenneth D representing Plaintiff(s) Muzechuk, Anatoly as of 03/25/2015
05/22/2015	Request for Entry of Default (Deficient - No Service - CURED) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)

<u>Date</u>	<u>Docket Text</u>
05/28/2015	Civil Deficiency Memo mailed re: TO: Kenneth Albertsen Re: Request for Entry of Default Date Filed: 5-22-15 Pursuant to Civil Rule 55(a)(1), the party seeking default must serve the application on all parties, including the party against whom the default is sought, in accordance with Civil Rule 5. Civil Deficiency Memo (Palmer) (5/13) Sent on: 05/28/2015 12:10:34.84
05/28/2015	Certificate of Service Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
07/15/2015	Entry of Default Granted Against: Vernon Michael Bean (Defendant);
07/16/2015	Judgment Docket Entry (001) Judgement For Plaintiff by Default Damages : \$13,579.52 Interest : \$21.76 Attorney Fees : \$1,150.00 Costs : \$155.00 Other Fees : \$0.00 Total : \$14,906.28
07/16/2015	Default Judgment for Plaintiff Granted by Judge
01/07/2016	Writ of Execution Fee (AdR 9(e)(10)) Receipt: 1255780 Date: 01/07/2016
01/07/2016	Information for Writ of Execution Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
01/07/2016	Creditor's Affidavit Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
01/20/2016	Writ of Execution (CIV-500) Issued Vernon Michael Bean (Defendant);
01/20/2016	Issued to Process Server for Service Writ Type: CIV500 Process Server: Attorney's Process Service Vernon Michael Bean (Defendant);

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Filing Fee	\$90.00	\$90.00	\$0.00	\$0.00
Miscellaneous Revenue	\$25.00	\$25.00	\$0.00	\$0.00
Total	Total	Total	Total	Total
	\$115.00	\$115.00	\$0.00	\$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1159219	03/25/2015	\$90.00
1255780	01/07/2016	\$25.00
Total	Total	Total
		\$115.00

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Default Judgment for Plaintiff by Judge	07/16/2015	Estelle, William L

[Skip to main content](#)

3PA-15-01950MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

• Case Type:
 Minor Offense (3PA)
 • Case Status:
 Closed
 • File Date:
 02/24/2015
 • Case Judge:
 Traffic Magistrate Judge- Palmer

- All Information
- Party
- Charge
- Ticket/Citation #
- Docket
- Financial
- Receipt
- Financial Dockets

Party Information

Muzechuk, Anatoly

• DOB Alias
 •

Matanuska-Susitna Borough

• DOB Alias
 •

Party Charge Information

Muzechuk, Anatoly

- Defendant
- Charge # 1 :
MSB850020 - Infraction (Non-Criminal) MSB8.50.020: Trash And Junk
- Original Charge
- MSB850020 MSB8.50.020: Trash And Junk (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 02/24/2015
- Ticket #
- MSBZP00316932
- Tracking #
- Offense Location
- Date of Offense
- 01/22/2015

Party Charge Disposition
 Disposition Date
 Disposition
 04/10/2015
 Conviction After No Contest Plea

Ticket/Citation

Citation # : MSBZP00316932 - Matanuska-Susitna Borough

- Offense Date
- 01/22/2015
- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
02/24/2015	Minor Offense Citation Filed		
02/24/2015	Fine Due Charge #1: Originating - MSB8.50.020: Trash And Junk Receipt: 1163912 Date: 10-apr-2015	\$150.00	\$0.00
02/24/2015	Police Training Surcharge Charge #1: Originating - MSB8.50.020: Trash And Junk Receipt: 1163912 Date: 10-apr-2015	\$10.00	\$0.00
04/06/2015	Warning Notice for Failure to Respond to Citation Sent to Defendant		
04/10/2015	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. If ordered as part of this judgment, probation, community work service, other forfeited items, and restitution are entered in the specific dockets for those orders. The official judgment in a minor offense case is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: MSB8.50.020: Trash And Junk		
04/10/2015	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$150.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1163912	04/10/2015	\$160.00
Total	Total	Total \$160.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
02/24/2015	Fine Due	\$150.00	\$0.00	\$150.00	\$0.00	
02/24/2015	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	
Total	Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00	Total

[Skip to main content](#)

3PA-15-02342CI Muzechuk, Anatoly vs. Lavigne, Ronald J WLE

Case Type:
Civil District Court (3PA)

Case Status:
Closed

File Date:
11/30/2015

Action:
Debt Collection

Case Judge:
Estelle, William L

Next Event:

[All Information](#) [Party](#) [Event](#) [Docket](#) [Financial](#) [Checks](#) [Receipt](#) [Disposition](#)

Party Information

Muzechuk, Anatoly - Plaintiff

- DOB
- Disposition
- Disp Date

Alias
DBA Neighborhood Auto Center

Party Attorney

- Attorney
- Albertsen, Kenneth D
- Bar Code
- 9211064
- Phone
- (907)746-4466

Lavigne, Ronald J - Defendant

- DOB
- Disposition
- Disp Date

Alias

Party Attorney

- Attorney
- Moscrip, Michael
- Bar Code
- 1605035
- Phone
- (208)452-2595

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
02/16/2016 02:30 PM	Courtroom 3, Palmer Courthouse	CR 16 Pre-Trial Scheduling Conf: District Ct	Hearing Held	Estelle, William L
03/04/2016 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Call: District Court Civil	Hearing Held	Estelle, William L
03/07/2016 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Status: District Court	Hearing Held	Estelle, William L
03/08/2016 08:30 AM	Courtroom 3, Palmer Courthouse	Trial Setting Conference: District Court	Hearing Held	Estelle, William L
03/24/2016 03:30 PM	Courtroom 3, Palmer Courthouse	Trial Call: District Court Civil	Hearing Held	Estelle, William L
03/29/2016 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Status: District Court	Hearing Held	Estelle, William L

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
03/31/2016 01:30 PM	Courtroom 3, Palmer Courthouse	Trial Status: District Court	Hearing Held	Estelle, William L
04/28/2016 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Call: District Court Civil	Hearing Held	Estelle, William L
06/27/2016 02:30 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Continued	Estelle, William L
08/01/2016 02:30 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Continued	Estelle, William L
09/12/2016 02:30 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Continued	Estelle, William L
10/17/2016 02:30 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Continued	Estelle, William L
10/24/2016 03:00 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Continued	Estelle, William L
12/30/2016 08:30 AM	Courtroom 5, Palmer Courthouse	Settlement Conference: District Court	Hearing Held	Zwink, David L
01/09/2017 02:30 PM	Courtroom 3, Palmer Courthouse	Pre-Trial Conference: District Court Civil	Hearing Held	Estelle, William L
02/09/2017 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Call: District Court Civil	Hearing Continued	Estelle, William L
02/13/2017 11:30 AM	Courtroom 3, Palmer Courthouse	Trial Call: District Court Civil	Hearing Held	Estelle, William L
02/15/2017 09:00 AM	Courtroom 3, Palmer Courthouse	Non-Jury Trial	Hearing Continued	Estelle, William L
02/16/2017 09:30 AM	Courtroom 3, Palmer Courthouse	Non-Jury Trial	Taken Under Advisement	Estelle, William L
12/11/2017 03:30 PM	Courtroom 3, Palmer Courthouse	Judgment Debtor Exam: District Court	Hearing Held	Estelle, William L

Docket Information

<u>Date</u>	<u>Docket Text</u>
11/30/2015	Initial Judicial Assignment: Honorable William Estelle
11/30/2015	Complaint for Debt Collection Receipt: 1245871 Date: 11/30/2015
11/30/2015	Summons and Notice to Both Parties of Judicial Assignment
11/30/2015	Attorney Information Attorney Albertsen, Kenneth D representing Plaintiff Muzechuk, Anatoly as of 11/30/2015
12/18/2015	Answer Ronald J Lavigne (Defendant);
12/28/2015	Notice of Pretrial Scheduling Conference Civil Pretrial Conference Order (Palmer) (11/13) Sent on: 12/28/2015 15:25:29.46
04/18/2016	Motion to Amend Answer to Complaint Attorney: Self-Represented (0100001) Filing Party: Lavigne, Ronald J Case Motion #1
04/18/2016	Motion to Amend Counterclaim Attorney: Self-Represented (0100001) Filing Party: Lavigne, Ronald J Case Motion #2
04/18/2016	Amended Counterclaim - LODGED ACCEPTED 5-16-16 Ronald J Lavigne (Defendant);
04/18/2016	Demand Jury Trial - Not Timely Ronald J Lavigne (Defendant);
05/16/2016	Order Granting Motion Case Motion #1: Motion to Amend Answer to Complaint , Case Motion #2: Motion to Amend Counterclaim

<u>Date</u>	<u>Docket Text</u>
08/02/2016	Notice of Filing (Pwk only) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
08/02/2016	Answer to Counterclaim (Pwk only) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
08/08/2016	Amended Answer - LODGED ACCEPTED 5-16-16 Ronald J Lavigne (Defendant);
08/08/2016	Attorney Information Attorney Moscrip, Michael representing Defendant Lavigne, Ronald J as of 08/08/2016
08/08/2016	Second Motion to Amend Counterclaim Attorney: Moscrip, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #3
08/08/2016	Second Motion to Amend Answer to Complaint Attorney: Moscrip, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #4
08/17/2016	Civil Deficiency Memo mailed re: TO: Michael Moscrip Re: Pleadings Date Filed: 08-08-16
	<p>Pursuant to Civil Rule 5(d), your pleadings titled, "Defendant's Answer to Plaintiff's Request for Admission", "Defendant's Response to Plaintiff's First Request for Production", "Defendant's First Request for Production", "Defendant's First Set of Interrogatories to Anatoly Mzechuk D/B/A Neighborhood Auto Center", and "Defendant's Request for Admissions to Anatoly Mzechuk D/B/A Neighborhood Auto Center" are all being returned. Unless these requests are filed with a specific motion, you must exchange these directly with the parties in the case.</p> <p>Next, your "Second Motion to Amend Counterclaim" and "Second Motion to Amend Answer to Complaint" are both deficient as well. Pursuant to Civil Rule 77, all motions must include an affidavit, memorandum, or supporting documentation. These pleadings will be held until the deficiency is cured.</p> <p>Lastly, your certificate of service does not indicate what date you served all of your pleadings. A spot was left to enter a date, however, nothing was filled in. Please file an amended certificate of service so the court can ensure the motion tracking is accurate.</p> <p>The court will e-Distribute this notice and send the originals in the mail. If you have any questions, please feel free to call 907-746-8107.</p> <p>Civil Deficiency Memo (Palmer) (3/16) Sent on: 08/17/2016 13:14:59.68 Michael Moscrip (Attorney) on behalf of Ronald J Lavigne (Defendant)</p>
08/23/2016	Counterclaim Statement of Facts (LODGED) Michael Moscrip (Attorney) on behalf of Ronald J Lavigne (Defendant)
08/23/2016	Counterclaim Statement of Facts (LODGED) Michael Moscrip (Attorney) on behalf of Ronald J Lavigne (Defendant)
08/23/2016	Amended Certificate of Service Michael Moscrip (Attorney) on behalf of Ronald J Lavigne (Defendant)
09/01/2016	Civil Deficiency Memo mailed re: Pursuant to Civil Rule 76(d)(1), the name, address, e-mail address and telephone number of the attorney appearing for a party shall be placed on the first page of the document. None of your pleadings filed thus far have complied with Civil Rule 76. All future pleadings will be rejected for filing if the required information is absent Civil Deficiency Memo (Palmer) (3/16) Sent on: 09/01/2016 14:19:16.70 Michael Moscrip (Attorney) on behalf of Ronald J Lavigne (Defendant)
09/12/2016	Order Granting Motion Lavigne, Ronald J Case Motion #3 Second Motion to Amend Counterclaim
09/12/2016	Order Granting Motion Lavigne, Ronald J Case Motion #4 Second Motion to Amend Answer to Complaint
09/12/2016	Defendant's Motion Under Rule 37 and Rule 41 for Sanctions Against the Plaintiff - Lacks Proposed Order Attorney: Moscrip, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #5

Date	Docket Text
09/14/2016	Civil Deficiency Memo mailed re: Pursuant to Civil Rule 77, all motions and oppositions must include an appropriate order for the court's signature. Please provide a proposed order to accompany your Motion for Sanctions Civil Deficiency Memo (Palmer) (3/16) Sent on: 09/14/2016 14:11:25.31 Michael Moscorp (Attorney) on behalf of Ronald J Lavigne (Defendant)
09/19/2016	Defendants Motion to Compel for Court to Order Compel Plaintiffs Discovery Attorney: Moscorp, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #6
09/28/2016	Supplement to Defendants Motion for Court Order to Compel Plaintiffs Discovery Michael Moscorp (Attorney) on behalf of Ronald J Lavigne (Defendant)
10/05/2016	Order Granting Motion Lavigne, Ronald J
10/21/2016	Case Motion #6 Defendants Motion to Compel for Court to Order Compel Plaintiffs Discovery Lavigne, Ronald J
10/21/2016	Report of Parties Planning Meeting (Pwk only)
10/24/2016	Motion Withdrawn Lavigne, Ronald J
10/24/2016	Case Motion #5 Defendants Motion Under Rule 37 and Rule 41 for Sanctions Against the Plaintiff - Lacks Proposed Order Answer to Second Amended Counterclaims (Pwk only) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
11/07/2016	Defendants Motion for Sanctions Against the Plaintiff Attorney: Moscorp, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #7
11/29/2016	Order Denying Motion without prejudice pending settlement conference. A settlement conference will be held at 12-30-16 at 8:30 am in courtroom 5. All outstanding discovery shall be provided at least 3 days prior to settlement conference brief due date (12-22-16), i.e. by 12-19-16. Settlement conference notice was issued 10-26-16 with briefing requirement. Case Motion #7: Defendants Motion for Sanctions Against the Plaintiff
12/22/2016	Confidential Settlement Brief by Plaintiff (PPK ONLY) DESTROYED 1-3-17 Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
12/22/2016	Settlement Brief by Defendant (Pwk only) DESTROYED 1-3-17 Michael Moscorp (Attorney) on behalf of Ronald J Lavigne (Defendant)
12/23/2016	Civil Deficiency Memo mailed TO: Michael Moscorp Re: Defendants Settlement Conference Memorandum Date Filed: 12/22/16
	Pursuant to Civil Rule 5 all documents filed with the court must be served on all parties in the case, and a completed certificate of service must be filed with the court. Please provide a certificate of service for your Settlement Memorandum Pursuant to Civil Rule 76: 1 original signature needed, and pages must be numbered and contain a footer that sets out the title of the document. Attached is Civil Rule 76 which explains how pleadings are to be formatted. Papers that are not formatted correctly can be rejected by the clerk's office pursuant to subsection (n).
02/06/2017	Civil Deficiency Memo (Palmer) (3/16) Sent on: 12/23/2016 09:49:04.65
02/06/2017	Defendants Final Witness List (PPK ONLY) Michael Moscorp (Attorney) on behalf of Ronald J Lavigne (Defendant)
02/06/2017	Exhibit List for Defendant (PPK ONLY) Michael Moscorp (Attorney) on behalf of Ronald J Lavigne (Defendant)
02/06/2017	Plaintiff's Final Witness List (PPK ONLY) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
02/06/2017	Trial or Hearing Brief (Pwk only) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
02/16/2017	CD/Tape Duplication Receipt 1380369 Date: 02/16/2017

<u>Date</u>	<u>Docket Text</u>
02/16/2017	Copies Made per Admin Rule 9 (e)(1) For a single document or portion of a document \$5 If copies of multiple documents are requested at the same time, for each additional document (after the first) \$2 Receipt: 1380369 Date: 02/16/2017
02/21/2017	Cost Bill (Pwk only) Attorney: Self-Represented (0100001) Ronald J Lavigne (Defendant); Filing Party: Lavigne, Ronald J Case Motion #8
03/03/2017	CD/Tape Duplication Receipt: 1383864 Date: 03/03/2017
03/03/2017	Notice of Vehicle Impound (Pwk only) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
03/06/2017	Proposed Findings and Decree (Creates Motion Record) (Pwk only) Attorney: Albertsen, Kenneth D (9211064) Filing Party: Muzechuk, Anatoly Case Motion #9
03/09/2017	Proposed Findings of Fact (Pwk only) Attorney: Moscrip, Michael (1605035) Filing Party: Lavigne, Ronald J Case Motion #10
06/20/2017	Case Closed
06/29/2017	Proposed Order Not Used Lavigne, Ronald J Case Motion #10 Proposed Findings of Fact
06/29/2017	Proposed Order Not Used Muzechuk, Anatoly Case Motion #9 Proposed Findings and Decree (Creates Motion Record)
06/29/2017	Order and Judgment after Court Trial
07/10/2017	Proposed Final Judgment Attorney: Albertsen, Kenneth D (9211064) Filing Party: Muzechuk, Anatoly Case Motion #11
07/10/2017	Motion for Attorney Fees Attorney: Albertsen, Kenneth D (9211064) Filing Party: Muzechuk, Anatoly Case Motion #12
07/10/2017	Cost Bill Attorney: Albertsen, Kenneth D (9211064) Filing Party: Muzechuk, Anatoly Case Motion #13
07/12/2017	Civil Deficiency Memo mailed re: Proposed Order for Cost Bill / Clerk's signature (CURED) Civil Deficiency Memo (Palmer) (3/16) Sent on: 07/12/2017 10:27:34.14 Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)
07/13/2017	Proposed Itemized Award of Costs (Linked to Motion) Case Motion #13: Cost Bill
08/04/2017	Order Granting Motion Case Motion #11: Proposed Final Judgment

Date **Docket Text**

08/04/2017 Judgment Entered for Plaintiff

Judgment Amount: 14,000.00
 Pre-Judgment Interest: 1,000.90
 Attorney Fees: 18,975.00
 Court Costs: 1,073.15
 Other Fees: 0.00
 Judgment Total: 35,049.05

Terms: Post Judgment Interest 4.25%

Type: Judgment
 Judge: Estelle, William L
 Judgment Date: 08/04/2017
 Judgment Time: 12:00PM
 Referee: Estelle, William L
 Recommendation Date: 08/04/2017

Judgment Status: Judgment Entered

Judgment For: Muzechuk, Anatoly - Plaintiff

Judgment Against: Lavigne, Ronald J - Defendant

Issuance

Writ Type:
 Date Issued:
 Accrued Interest:
 Satisfied Amount:

Return

Processed By:
 Received From:
 Accrued Costs:
 Satisfied Amount:
 Date Returned:
 Date Collected:
 Date Paid:

Judgment Satisfied Amount: 0.00
 Judgment Balance: 35,049.05
 Case Total: 0.00
 Case Satisfied Amount: 0.00
 Case Balance: 0.00

08/04/2017 Motion Deemed Moot
 Lavigne, Ronald J
 Case Motion #8 Cost Bill

08/07/2017 Order Granting Motion
 Case Motion #12: Motion for Attorney Fees

08/10/2017 Order Granting Motion
 Muzechuk, Anatoly
 Case Motion #13 Cost Bill

08/21/2017 Certified Copies Made per Admin Rule 9 (e)(2)
 For a single document \$10
 For each additional certified copy of the document requested at the same time \$2
 Receipt: 1434053 Date: 08/21/2017

08/21/2017 Writ of Execution Fee (AdR 9(e)(10)) and Information for Writ of Execution.
 Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff) Receipt: 1438365 Date: 09/05/2017

08/21/2017 Creditor's Affidavit
 Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff)

08/24/2017 Writ of Execution (CIV-500) Issued
 Ronald J Lavigne (Defendant);

08/24/2017 Issued to Process Server for Service
 Writ Type: CIV500
 Process Server: Attorney's Process Service

Ronald J Lavigne (Defendant);

<u>Date</u>	<u>Docket Text</u>
09/06/2017	Return of Service on Execution & Payment Process Server: Attorney's Process Service Cost: \$100.00 Receipt: 1439271 Date: 09/06/2017
10/09/2017	Successful Service of Judgment Debtor Packet Service Date: 10/04/2017 Cost: \$100.00
10/23/2017	Claim of Exemption Attorney: Self-Represented (0100001) Ronald J Lavigne (Defendant); Filing Party: Lavigne, Ronald J Case Motion #14
10/23/2017	Notice to Creditor Re: Claim of Exemption Issued Case Motion #14: Claim of Exemption
10/31/2017	Motion and Order for Judgment Debtor to Appear Attorney: Albertsen, Kenneth D (9211064) Kenneth D Albertsen (Attorney) on behalf of Anatoly Muzechuk (Plaintiff) Filing Party: Muzechuk, Anatoly Case Motion #15
11/13/2017	Order Granting Motion Case Motion #14: Claim of Exemption, Case Motion #15: Motion and Order for Judgment Debtor to Appear
12/13/2017	Order Denying Motion Case Motion #14: Claim of Exemption
12/14/2017	Writ of Execution Disbursement to: Attorney at Law Kenneth D Albertsen

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Filing Fee	\$125.00	\$125.00	\$0.00	\$0.00
Miscellaneous Revenue	\$80.00	\$80.00	\$0.00	\$0.00
Total	Total \$205.00	Total \$205.00	Total \$0.00	Total \$0.00

Money on Deposit with the Court

<u>Account</u>	<u>Deposit Amount</u>	<u>Balance</u>
Trust Writ of Execution	\$606.60	\$0.00
Total	Total \$606.60	Total \$0.00

Money Distributed by Court

<u>Payment Type</u>	<u>Amount</u>
Disbursement	\$606.60
Total	Total \$606.60

Check Information

<u>Created</u>	<u>Description</u>	<u>Account</u>	<u>Check</u>	<u>Amount</u>
12/14/2017	Case: 3PA-15-02342CI Writ of Execution Disburseme	0363AN	440681	\$606.60

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1245871	11/30/2015	\$125.00
1380369	02/16/2017	\$25.00
1383864	03/03/2017	\$20.00
1434053	08/21/2017	\$10.00
1438365	09/05/2017	\$25.00
1439271	09/06/2017	\$606.60
Total	Total	Total
		\$811.60

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Non-Jury Trial: Judgment Reached	06/20/2017	Estelle, William L

[Skip to main content](#)

3PA-15-07258MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

Case Type:
 Minor Offense (3PA)
 Case Status:
 Closed
 File Date:
 06/17/2015
 Case Judge:
 Traffic Magistrate Judge- Palmer

- All Information
- Party
- Charge
- Ticket/Citation #
- Docket
- Financial
- Receipt
- Financial Dockets

Party Information

Muzechuk, Anatoly

- DOB
- Alias
- Party Attorney

Matanuska-Susitna Borough

- DOB
- Alias
- Party Attorney

Party Charge Information

Muzechuk, Anatoly

- - Defendant
- Charge # 1 :
MSB1760030 - Infraction (Non-Criminal) MSB17.60.030: Operating Without A Conditional Use
- Original Charge
- MSB1760030 MSB17.60.030: Operating Without A Conditional Use (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 06/17/2015
- Ticket #
- MSBZP00316952
- Tracking #
- Offense Location
- Date of Offense
- 05/19/2015

Party Charge Disposition
 Disposition Date
 Disposition
 08/14/2015
 Conviction After No Contest Plea

Ticket/Citation

- Citation # : MSBZP00316952 - Matanuska-Susitna Borough
- Offense Date
- 05/19/2015
- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
06/17/2015	Minor Offense Citation Filed		
06/17/2015	Fine Due Charge #1: Originating - MSB17.60.030: Operating Without A Conditional Use Permit Receipt: 1201656 Date: 08/14/2015	\$100.00	\$0.00
06/17/2015	Police Training Surcharge Charge #1: Originating - MSB17.60.030: Operating Without A Conditional Use Permit Receipt: 1201656 Date: 08/14/2015	\$10.00	\$0.00
08/10/2015	Warning Notice for Failure to Respond to Citation Sent to Defendant		
08/14/2015	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. If ordered as part of this judgment, probation, community work service, other forfeited items, and restitution are entered in the specific dockets for those orders. The official judgment in a minor offense case is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: Originating - MSB17.60.030: Operating Without A Conditional Use Permit		
08/14/2015	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$100.00	\$100.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$110.00	Total \$110.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1201656	08/14/2015	\$110.00
Total	Total	Total \$110.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
06/17/2015	Fine Due	\$100.00	\$0.00	\$100.00	\$0.00	
06/17/2015	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	
Total	Total	Total \$110.00	Total \$0.00	Total \$110.00	Total \$0.00	

[Skip to main content](#)**3PA-16-00028SC Muzechuk, Anatoly vs. Shaver, Christopher A et al UNK3PA**

Case Type:
Small Claims (3PA)

Case Status:
Closed

File Date:
01/26/2016

Action:
Small Claims More than \$2500

Case Judge:
Not Assigned (3PA)

Next Event:

[All Information](#) [Party](#) [Event](#) [Docket](#) [Financial](#) [Checks](#) [Receipt](#) [Disposition](#)

Party Information**Muzechuk, Anatoly**
- Plaintiff

• DOB **Alias**

• Disposition **DBA** Neighborhood Auto Center

• Disp Date **Party Attorney**

Shaver, Christopher A
- Defendant

• DOB **Alias**

• Disposition **Party Attorney**

• Disp Date

Shaver, Rachel L
- Defendant

• DOB **Alias**

• Disposition **Party Attorney**

• Disp Date

Crutchfield, Dalen
- Defendant

• DOB **Alias**

• Disposition **Party Attorney**

• Disp Date

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
04/12/2016 04:00 PM	Courtroom 1, Palmer Courthouse	Default Hearing: Small Claims	Hearing Held	Condie, Craig S

Docket Information

Date	Docket Text
01/26/2016	Small Claims Greater Than \$2500 Receipt 126980 Date: 01/26/2016
02/02/2016	Small Claims Summons Packet Issued - Process Server: Attorney's Process Service Christopher A Shaver (Defendant); Daten Crutchfield (Defendant);
02/03/2016	Return of Service - Summons Served On 2/2/16 Christopher A Shaver (Defendant); Rachel L Shaver (Defendant); Daten Crutchfield (Defendant);
02/24/2016	Default Affidavit and Request for Judgment Anatomy Muzechuk (Plaintiff);
04/11/2016	Request to Set Aside Default Judgment Attorney: Self-Represented (0100001) Filing Party: Shaver, Christopher A Case Motion #1
04/11/2016	Request to Set Aside Default Judgment Attorney: Self-Represented (0100001) Filing Party: Shaver, Rachel Case Motion #2
04/11/2016	Answer Christopher A Shaver (Defendant); Rachel L Shaver (Defendant);
04/12/2016	Motion Deemed Moot Shaver, Christopher A Case Motion #1 Request to Set Aside Default Judgment
04/12/2016	Motion Deemed Moot Shaver, Rachel L Case Motion #2 Request to Set Aside Default Judgment
04/12/2016	Judgment For Plaintiff by Trial/Hearing Damages : \$4,296.72 Interest : \$108.77 Costs : \$255.00 Total : \$4,650.49
04/12/2016	Case Closed
05/18/2016	Writ of Execution Fee (ADR 9(e)(10)) Receipt 1294313 Date: 05/18/2016
05/18/2016	Information for Writ of Execution Anatomy Muzechuk (Plaintiff);
05/19/2016	Writ of Execution (CIV-500) Issued Christopher A Shaver (Defendant); Rachel L Shaver (Defendant); Daten Crutchfield (Defendant);
05/19/2016	Issued to Process Server for Service Writ Type: CIV500
06/29/2016	Return of Service on Execution & Payment Process Server: Attorney's Process Service Receipt 1306997 Date: 06/29/2016 Cost \$100.00
07/07/2016	Return of Service on Execution - No Funds Costs: \$100.00
08/16/2016	Notice of Intent to Release Funds to Debtor
08/24/2016	Creditor's Affidavit Anatomy Muzechuk (Plaintiff);
08/24/2016	Motion for Extension of Time to Serve JDP Attorney: Self-Represented (0100001) Filing Party: Muzechuk, Anatomy Case Motion #3
08/29/2016	Order Granting Motion: 30 day extension Case Motion #3: Motion for Extension of Time to Serve JDP
08/29/2016	Successful Service of Judgment Debtor Packet Service Date: 08/26/2016 Cost: \$75.00
	Christopher A Shaver (Defendant);

<u>Date</u>	<u>Docket Text</u>
09/01/2016	Duplicate Successful Service of Judgment Debtor Packet Service Date: 08/26/2016 Cost: \$75.00
	Christopher A Shaver (Defendant);
09/06/2016	Duplicate Successful Service of Judgment Debtor Packet Service Date: 08/26/2016 Costs: \$75.00
09/30/2016	Writ of Execution Disbursement to: Anatoly Muzechuk
11/07/2016	PFD Match Garnishments & Assign ALN 2016061352-6 SHAVER, RACHEL Receipt: 1344928 Date: 11/07/2016
11/07/2016	PFD Match Garnishments & Assign ALN 2016061359-0 CRUTCHFIELD, DALEN Receipt: 1345475 Date: 11/07/2016
11/10/2016	Return of Service on PFD Cost \$45.00
11/10/2016	Return of Service on PFD Cost \$45.00
11/29/2016	PFD Disbursement / Anatoly Muzechuk
11/29/2016	PFD Disbursement / Anatoly Muzechuk

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Filing Fee	\$100.00	\$100.00	\$0.00	\$0.00
Miscellaneous Revenue	\$25.00	\$25.00	\$0.00	\$0.00
Total	Total \$125.00	Total \$125.00	Total \$0.00	Total \$0.00

• Money on Deposit with the Court

<u>Account</u>	<u>Deposit Amount</u>	<u>Balance</u>
Trust Writ of Execution	\$1,590.13	\$0.00
PFD Matches Garnishments and Assignments	\$1,635.20	\$0.00
Total	Total \$3,225.33	Total \$0.00

• Money Distributed by Court

<u>Payment Type</u>	<u>Amount</u>
Disbursement	\$1,590.13
PFD Execution/Assignment	\$1,635.20
Total	Total \$3,225.33

Check Information

<u>Created</u>	<u>Description</u>	<u>Account</u>	<u>Check</u>	<u>Amount</u>
09/30/2016	Case: 3PA-16-00028SC Writ of Execution Disburseme	0363AN	421959	\$1,590.13
11/29/2016	Case: 3PA-16-00028SC PFD Disbursement / Anatoly M	PFDM3AN	424291	\$817.60
11/29/2016	Case: 3PA-16-00028SC PFD Disbursement / Anatoly M	PFDM3AN	424291	\$817.60

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1260980	01/26/2016	\$100.00
1294313	05/18/2016	\$25.00
1306997	06/29/2016	\$1,590.13
1344928	11/07/2016	\$817.60
1345475	11/07/2016	\$817.60
Total	Total	Total
		\$3,350.33

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Non-Jury Trial: Judgment Reached	04/12/2016	Not Assigned (3PA)

[Skip to main content](#)

3PA-16-03212MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

Case Type:
 Minor Offense (3PA)

Case Status:
 Closed

File Date:
 04/14/2016

Case Judge:
 Traffic Magistrate Judge- Palmer

[All Information](#) [Party](#) [Charge](#) [Ticket/Citation #](#) [Event](#) [Docket](#) [Financial](#) [Receipt](#) [Financial Dockets](#)

Party Information

Muzechuk, Anatoly

- DOB
- Alias
- Party Attorney

Matanuska-Susitna Borough

- DOB
- Alias
- Party Attorney

Party Charge Information

Muzechuk, Anatoly

- Defendant
- Charge # 1 :
MSB1760030-V1 - Infraction (Non-Criminal) MSB17.60.030: Operating w/o a Conditional Use Perm

- Original Charge
- MSB1760030-V1 MSB17.60.030: Operating w/o a Conditional Use Perm (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 04/14/2016
- Ticket #
- MSBZP00316997
- Tracking #
- Offense Location
- Date of Offense
- 04/06/2016

Party Charge Disposition

Disposition Date
 Disposition
 05/18/2016
 Guilty Conviction By Trial

Ticket/Citation

Citation # : **MSBZP00316997 - Matanuska-Susitna Borough**

- Offense Date
- 04/06/2016
- Agency

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
05/18/2016 03:00 PM	Palmer Courthouse	Minor Offense Trial (3PA)	Case Disposed	Condie, Craig S

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
04/14/2016	Minor Offense Citation or Other Charging Document Filed		
04/14/2016	Fine Due Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-1st Offense Receipt: 1294311 Date: 05/18/2016	\$150.00	\$0.00
04/14/2016	Police Training Surcharge Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-1st Offense Receipt: 1294311 Date: 05/18/2016	\$10.00	\$0.00
04/20/2016	Not Guilty Plea Entered. Case Pending Trial Setting.		
05/18/2016	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. If ordered as part of this judgment, probation, community work service, other forfeited items, and restitution are entered in the specific dockets for those orders. The official judgment in a minor offense case is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-1st Offense		
05/18/2016	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$150.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00

Receipts

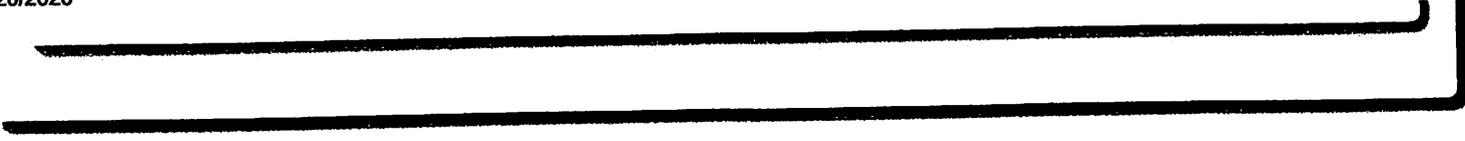
<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1294311	05/18/2016	\$160.00
Total	Total	Total \$160.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
04/14/2016	Fine Due	\$150.00	\$0.00	\$150.00	\$0.00	
04/14/2016	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	
Total	Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00	

8/20/2020

Case Details - CourtView Justice Solutions



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3PA-16-03226MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

Case Type:
Minor Offense (3PA)

Case Status:
Closed

File Date:
04/14/2016

Case Judge:
Traffic Magistrate Judge- Palmer

All Information	Party	Charge	Ticket/Citation #	Event	Docket	Financial	Receipt	Financial Dockets
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Party Information

Muzechuk, Anatoly

- DOB
- Alias
- Party Attorney

Matanuska-Susitna Borough

- DOB
- Alias
- Party Attorney

Party Charge Information

Muzechuk, Anatoly

- - Defendant
- Charge # 1 : MSB850020 - Infraction (Non-Criminal) MSB8.50.020: Trash/Junk Violation-1st Offense
- Original Charge
- MSB850020 MSB8.50.020: Trash/Junk Violation-1st Offense (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 04/14/2016
- Ticket #
- MSBZP00316996
- Tracking #
- Offense Location
- Date of Offense
- 04/06/2016

Party Charge Disposition
Disposition
Disposition Date
05/18/2016
Guilty Conviction By Trial

Ticket/Citation

- Citation # : MSBZP00316996 - Matanuska-Susitna Borough
- Offense Date
- 04/06/2016
- Agency

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
05/18/2016 03:00 PM	Palmer Courthouse	Minor Offense Trial (3PA)	Case Disposed	Condie, Craig S

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
04/14/2016	Minor Offense Citation or Other Charging Document Filed		
04/14/2016	Fine Due Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-1st Offense Receipt: 1294310 Date: 05/18/2016	\$150.00	\$0.00
04/14/2016	Police Training Surcharge Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-1st Offense Receipt: 1294310 Date: 05/18/2016	\$10.00	\$0.00
04/20/2016	Not Guilty Plea Entered. Case Pending Trial Setting.		
05/18/2016	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. If ordered as part of this judgment, probation, community work service, other forfeited items, and restitution are entered in the specific dockets for those orders. The official judgment in a minor offense case is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-1st Offense		
05/18/2016	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$150.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1294310	05/18/2016	\$160.00
Total	Total	Total \$160.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
04/14/2016	Fine Due	\$150.00	\$0.00	\$150.00	\$0.00	
04/14/2016	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	
Total	Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00	Total

Skip to main content

3PA-18-00211MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

Case Type:
 Minor Offense (3PA)
 Case Status:
 Closed
 File Date:
 01/16/2018
 Case Judge:
 Traffic Magistrate Judge- Palmer

All Information Party Charge Ticket/Citation # Event Docket Financial Receipt Financial Dockets

Party Information

Muzechuk, Anatoly

• DOB
 • Alias
 Party Attorney

Matanuska-Susitna Borough

• DOB
 • Alias
 Party Attorney

Party Charge Information

Muzechuk, Anatoly

• - Defendant
 Charge # 1 :
MSB1760030-V1-Z1 - Infraction (Non-Criminal) MSB17.60.030: Operating w/o a Conditional Use Perm

- Original Charge
- MSB1760030-V1-Z1 MSB17.60.030: Operating w/o a Conditional Use Perm (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 01/16/2018
- Ticket #
- MSBZP00443944
- Tracking #
- Offense Location
- Date of Offense
- 12/18/2017

Party Charge Disposition
 Disposition Date
 Disposition
 04/12/2018
 Guilty Conviction By Trial

Ticket/Citation

Citation # : **MSBZP00443944 - Matanuska-Susitna Borough**
 • Offense Date
 • 12/18/2017
 • Agency

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
03/07/2018 02:30 PM	Courtroom 1, Palmer Courthouse	Arrestment: Minor Offense (3PA)	Hearing To Be Set/Reset	Condie, Craig S
04/12/2018 08:30 AM	Courtroom 2, Palmer Courthouse	Minor Offense Trial (3PA)	Case Disposed	Wolfe, John W

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
01/16/2018	Minor Offense Citation or Other Charging Document Filed		
01/16/2018	Fine Due Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-2nd Offense Receipt: 1609588 Date: 03/01/2019	\$300.00	\$0.00
01/16/2018	Police Training Surcharge Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-2nd Offense Receipt: 1609588 Date: 03/01/2019	\$10.00	\$0.00
03/07/2018	Not Guilty Plea Entered. Case Pending Trial Setting.		
04/12/2018	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. For all other orders, refer to the official judgment. In a minor offense case, the official judgment is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: Originating - MSB17.60.030: Operating w/o a Conditional Use Permit-2nd Offense		
04/12/2018	Case Closed		
01/02/2019	Notice of Increased Minor Offense Collection Cost		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$300.00	\$300.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$310.00	Total \$310.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1609588	03/01/2019	\$310.00
Total	Total	Total \$310.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
01/16/2018	Fine Due	\$300.00	\$0.00	\$300.00	\$0.00	11/01/2018
01/16/2018	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	11/01/2018
Total	Total	Total \$310.00	Total \$0.00	Total \$310.00	Total \$0.00	

[Skip to main content](#)

3PA-18-00212MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly

Case Type:
Minor Offense (3PA)

Case Status:
Closed

File Date:
01/16/2018

Case Judge:
Traffic Magistrate Judge- Palmer

[All Information](#)
[Party](#)
[Charge](#)
[Ticket/Citation #](#)
[Event](#)
[Docket](#)
[Financial](#)
[Receipt](#)
[Financial Dockets](#)

Party Information

Muzechuk, Anatoly

- DOB
- Alias
- Party Attorney

Matanuska-Susitna Borough

- DOB
- Alias
- Party Attorney

Party Charge Information

Muzechuk, Anatoly

- Defendant
- Charge # 1 :
 - MSB850020-Z1 - Infraction (Non-Criminal) MSB8.50.020: Trash/Junk Violation-2nd Offense
- Original Charge
- MSB850020-Z1 MSB8.50.020: Trash/Junk Violation-2nd Offense (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 01/16/2018
- Ticket #
 - MSBZP00443945
 - Tracking #
 - Offense Location
 - Date of Offense
 - 12/18/2017
- Party Charge Disposition
 - Disposition Date
 - Disposition
 - 04/12/2018
 - Guilty Conviction By Trial

Ticket/Citation

- Citation # : MSBZP00443945 - Matanuska-Susitna Borough
- Offense Date
- 12/18/2017
- Agency

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
03/07/2018 02:30 PM	Courtroom 1, Palmer Courthouse	Arraignment: Minor Offense (3PA)	Hearing To Be Set/Reset	Condie, Craig S
04/12/2018 08:30 AM	Courtroom 2, Palmer Courthouse	Minor Offense Trial (3PA)	Case Disposed	Wolfe, John W

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
01/16/2018	Minor Offense Citation or Other Charging Document Filed		
01/16/2018	Fine Due Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-2nd Offense Receipt: 1609594 Date: 03/01/2019	\$300.00	\$0.00
01/16/2018	Police Training Surcharge Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-2nd Offense Receipt: 1609594 Date: 03/01/2019	\$10.00	\$0.00
03/07/2018	Not Guilty Plea Entered. Case Pending Trial Setting.		
04/12/2018	Judgment is entered against the defendant as follows: Fine: The amount of fine listed in the Fine docket Surcharge: A police training surcharge required by AS 12.55.039, if the fine is \$30 or more. Costs: If the fine is transferred for collection to the State or Municipal Collections Unit, a \$25 collection cost fee will be imposed Forfeitures: All items listed on the citation which are authorized by statute or ordinance to be forfeited are ordered forfeited. For all other orders, refer to the official judgment. In a minor offense case, the official judgment is the electronic record in the case management system. Minor Offense Rule 20(a). Charge #1: Originating - MSB8.50.020: Trash/Junk Violation-2nd Offense		
04/12/2018	Case Closed		
01/02/2019	Notice of Increased Minor Offense Collection Cost		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$300.00	\$300.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$310.00	Total \$310.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1609594	03/01/2019	\$310.00
Total	Total	Total \$310.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
01/16/2018	Fine Due	\$300.00	\$0.00	\$300.00	\$0.00	11/01/2018
01/16/2018	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	11/01/2018
Total	Total	Total \$310.00	Total \$0.00	Total \$310.00	Total \$0.00	Total

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1648246	07/16/2019	\$250.00
Total	Total	Total
		\$250.00

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Undisposed		Kristiansen, Kari C

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
10/28/2019 08:30 AM	Courtroom 8, Palmer Courthouse	Trial Setting Conference: Superior Court	Hearing Continued	Kristiansen, Kari C
11/06/2019 08:30 AM	Courtroom 8, Palmer Courthouse	Trial Setting Conference: Superior Court	Hearing Held	Kristiansen, Kari C
01/19/2021 01:15 PM	Courtroom 8, Palmer Courthouse	Pre-Trial Conference: Superior Court Civil		Kristiansen, Kari C
01/25/2021 09:00 AM	Courtroom 8, Palmer Courthouse	Non-Jury Trial: Superior Court Civil		Kristiansen, Kari C
01/26/2021 09:00 AM	Courtroom 8, Palmer Courthouse	Non-Jury Trial: Superior Court Civil		Kristiansen, Kari C
01/27/2021 09:00 AM	Courtroom 8, Palmer Courthouse	Non-Jury Trial: Superior Court Civil		Kristiansen, Kari C
01/28/2021 09:00 AM	Courtroom 8, Palmer Courthouse	Non-Jury Trial: Superior Court Civil		Kristiansen, Kari C
01/29/2021 09:00 AM	Courtroom 8, Palmer Courthouse	Non-Jury Trial: Superior Court Civil		Kristiansen, Kari C

Docket Information

<u>Date</u>	<u>Docket Text</u>
07/16/2019	Initial Judicial Assignment: Honorable Kari Kristiansen
07/16/2019	Complaint for Unfair Trade Practice and Consumer Protection Receipt: 1648246 Date: 07/16/2019
07/16/2019	Summons and Notice to Both Parties of Judicial Assignment
07/16/2019	Attorney Information Attorney Collier, Jeremy M representing Plaintiff(s) Commercial Electric INC as of 07/16/2019 Jeremy M Collier (Attorney) on behalf of Commercial Electric INC (Plaintiff)
07/17/2019	Copy of Complaint Sent to Consumer Protection Unit, AG's Office, Pursuant to AS45.50531(c)
08/05/2019	Return of Service - Summons Served On: 7/25/19 Anatoly D Muzechuk (Defendant);
08/05/2019	Return of Service - Summons Served On: 7/25/19 Neighborhood Auto Center (Defendant);
08/12/2019	Answer Neighborhood Auto Center (Defendant); Anatoly D Muzechuk (Defendant);
08/20/2019	Calendar Notice Scheduling TSC for 9/5/19 @ 8:30 am
11/05/2019	Entry of Appearance Attorney: Hayes, Joseph Matthew (1211097) Neighborhood Auto Center (Defendant); Anatoly D Muzechuk (Defendant);
11/05/2019	Attorney Information Attorney Hayes, Joseph Matthew representing Defendant Muzechuk, Anatoly D as of 11/05/2019
11/05/2019	Attorney Information Attorney Hayes, Joseph Matthew representing Defendant Neighborhood Auto Center as of 11/05/2019
11/06/2019	Routine Pretrial Order Issued
12/18/2019	Anatoly D. Muzechuk dba Neighborhood Auto Center's Preliminary Witness List Joseph Matthew Hayes (Attorney) on behalf of Neighborhood Auto Center, Anatoly D Muzechuk (Defendant)

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Filing Fee	\$250.00	\$250.00	\$0.00	\$0.00
Total	Total \$250.00	Total \$250.00	Total \$0.00	Total \$0.00

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3PA-19-01893CI Commercial Electric INC vs. Neighborhood Auto Center et al KCK

Case Type:
Civil Superior Ct (3PA)

Case Status:
Open

File Date:
07/16/2019

Action:
Unfair Trade Practice and Consumer Protection

Case Judge:
Kristiansen, Kari C

Next Event:
01/19/2021

[All Information](#) [Party](#) [Event](#) [Docket](#) [Financial](#) [Receipt](#) [Disposition](#)

Party Information

Commercial Electric INC - Plaintiff

- DOB
- Disposition
- Disp Date

Alias

- Party Attorney
- Attorney
- Collier, Jeremy M
- Bar Code
- 1012113
- Phone
- (907)357-4500

Neighborhood Auto Center - Defendant

- DOB
- Disposition
- Disp Date

Alias

- Party Attorney
- Attorney
- Hayes, Joseph Matthew
- Bar Code
- 1211097
- Phone
- (907)746-0020

Muzechuk, Anatoly D - Defendant

- DOB
- Disposition
- Disp Date

Alias

- Party Attorney
- Attorney
- Hayes, Joseph Matthew
- Bar Code
- 1211097
- Phone
- (907)746-0020

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
09/05/2019 08:30 AM	Courtroom 8, Palmer Courthouse	Trial Setting Conference: Superior Court	Hearing Continued	Kristiansen, Kari C

<u>Date</u>	<u>Docket Text</u>
02/02/2018	Answer - Disagreement Anatoly D Muzechuk (Defendant);
03/13/2018	Case Closed - Neither party recover from the other.

Financial Summary

<u>Cost Type</u>		<u>Amount Owed</u>		<u>Amount Paid</u>		<u>Amount Adjusted</u>		<u>Amount Outstanding</u>
Filing Fee		\$100.00		\$100.00		\$0.00		\$0.00
Miscellaneous Revenue		\$5.00		\$5.00		\$0.00		\$0.00
Total	Total	\$105.00	Total	\$105.00	Total	\$0.00	Total	\$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1406744	05/25/2017	\$105.00
Total	Total	\$105.00

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Non-Jury Trial: Judgment Reached	03/13/2018	Not Assigned (3PA)

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3PA-17-00163SC Kruse, Lindsey Renee vs. Muzechuk, Anatoly D UNK3PA

Case Type:
Small Claims (3PA)
Case Status:
Closed
File Date:
05/25/2017
Action:
SC More Than \$2500: 1 Deft. Cert Mail
Case Judge:
Not Assigned (3PA)
Next Event:

[All Information](#) [Party](#) [Event](#) [Docket](#) [Financial](#) [Receipt](#) [Disposition](#)

Party Information

Kruse, Lindsey Renee
- Plaintiff

- **DOB** **Alias**
- **Disposition** Party Attorney
- **Disp Date**

Muzechuk, Anatoly D
- Defendant

- **DOB** **Alias**
- **Disposition** DBA Neighborhood Auto Center
- **Disp Date** Party Attorney

Events

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
03/13/2018 02:30 PM	Courtroom 2, Palmer Courthouse	Small Claims Trial	Hearing Held	Wolfe, John W

Docket Information

<u>Date</u>	<u>Docket Text</u>
05/25/2017	Small Claims Greater Than \$2500 Receipt: 1406744 Date: 05/25/2017
05/25/2017	Certified Mailing Fee Receipt: 1406744 Date: 05/25/2017
05/30/2017	Small Claims Summons Packet Issued - Certified Mail #70161370000245861827 Anatoly D Muzechuk (Defendant);
07/07/2017	Return of Service - Unserved Anatoly D Muzechuk (Defendant);
07/11/2017	Notice to Plaintiff that Complaint was Not Served
10/06/2017	Supplemental Small Claims Summons Issued Process Server: Alaska Court Services Inc Anatoly D Muzechuk (Defendant);
01/18/2018	Return of Service - Summons Served On: 1/14/18 Anatoly D Muzechuk (Defendant);

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
09/04/2013	Minor Offense Citation Filed		
09/04/2013	Fine Due Charge #1: Originating - AS28.22.019: Proof Of Insurance To Be Carried And Exhibited On Demand (Correctable)	\$500.00	\$0.00
09/04/2013	Police Training Surcharge Charge #1: Originating - AS28.22.019: Proof Of Insurance To Be Carried And Exhibited On Demand (Correctable)	\$10.00	\$0.00
10/04/2013	Charge Disposition: Citation Corrected and Dismissed		
10/04/2013	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$500.00	\$0.00	Ⓢ \$500.00	\$0.00
Surcharge	\$10.00	\$0.00	Ⓢ \$10.00	\$0.00
Total	Total \$510.00	Total \$0.00	Total \$510.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
09/04/2013	Fine Due	\$500.00	Ⓢ \$500.00	\$0.00	\$0.00	
09/04/2013	Police Training Surcharge	\$10.00	Ⓢ \$10.00	\$0.00	\$0.00	
Total	Total	Total \$510.00	Total \$510.00	Total \$0.00	Total \$0.00	Total

[Skip to main content](#)

3PA-13-08773MO State of Alaska vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3PA)

Case Status:
 Closed

File Date:
 09/04/2013

Case Judge:
 Zwink, David L

All Information Party Charge Ticket/Citation # Docket Financial Financial Dockets

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

State of Alaska

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- - Defendant
- Charge # 1 :

AS2822019-V1 - Minor Off per Bail or Fine Schedule (Non-Criminal) AS28.22.019: Proof Of Insurance To Be Carried And

- Original Charge
- AS2822019-V1 AS28.22.019: Proof Of Insurance To Be Carried And (Minor Off per Bail or Fine Schedule (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 09/04/2013
- Ticket #
- MCVEE000003500002
- Tracking #
- Offense Location
- Date of Offense
- 09/03/2013

Party Charge Disposition

Disposition Date
 Disposition
 10/04/2013
 Corrected and Dismissed

Ticket/Citation

Citation # : MCVEE000003500002 - State of Alaska

- Offense Date
- 09/03/2013

- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
10/09/2012	Minor Offense Citation Filed Ticket Number: C1848		
10/09/2012	Fine Due Charge #1: Originating - MSB17.60: Zoning, Conditional Uses Receipt: 915843 Date: 03/06/2013	\$150.00	\$0.00
10/09/2012	Police Training Surcharge Charge #1: Originating - MSB17.60: Zoning, Conditional Uses Receipt: 915843 Date: 03/06/2013	\$10.00	\$0.00
12/12/2012	Warning Notice for Failure to Respond to Citation Sent to Defendant		
12/27/2012	Not Guilty Plea Entered Charge #1: Originating - MSB17.60: Zoning, Conditional Uses		
01/31/2013	Charge Disposition: Guilty Verdict After Trial. Judgment Entered. Charge #1: Originating - MSB17.60: Zoning, Conditional Uses		
01/31/2013	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$150.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
915843	03/06/2013	\$160.00
Total	Total	Total \$160.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
10/09/2012	Fine Due	\$150.00	\$0.00	\$150.00	\$0.00	05/01/2013
10/09/2012	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	05/01/2013
Total	Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00	Total

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3PA-12-10262MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly D

Case Type:
Minor Offense (3PA)

Case Status:
Closed

File Date:
10/09/2012

Case Judge:
Zwink, David L

- All Information
- Party
- Charge
- Ticket/Citation #
- Docket
- Financial
- Receipt
- Financial Dockets

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

Matanuska-Susitna Borough

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- Defendant

Charge # 1 :

MSB1760 - Infraction (Non-Criminal) MSB17.60: Zoning, Conditional Uses

- Original Charge
- MSB1760 MSB17.60: Zoning, Conditional Uses (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 10/09/2012

- Ticket #
- C1848
- Tracking #
- Offense Location
- Date of Offense
- 08/07/2012

Party Charge Disposition

Disposition Date

Disposition

01/31/2013

Guilty Conviction By Trial

Ticket/Citation

Citation # : C1848 - Matanuska-Susitna Borough

- Offense Date
- 08/07/2012

- Agency

Docket Information

<u>Date/Time</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>	<u>Event Judge</u>
01/31/2013 11:00 AM	Courtroom 2, Palmer Courthouse	Minor Offense Trial (3PA)	Hearing Held	Wolfe, John W

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
10/09/2012	Minor Offense Citation Filed Ticket Number: C1847		
10/09/2012	Fine Due Charge #1: Originating - MSB8.50.010(a): Public Nuisance, Junk Vehicles Receipt: 915842 Date: 03/06/2013	\$150.00	\$0.00
10/09/2012	Police Training Surcharge Charge #1: Originating - MSB8.50.010(a): Public Nuisance, Junk Vehicles Receipt: 915842 Date: 03/06/2013	\$10.00	\$0.00
12/12/2012	Warning Notice for Failure to Respond to Citation Sent to Defendant		
12/27/2012	Not Guilty Plea Entered Charge #1: Originating - MSB8.50.010(a): Public Nuisance, Junk Vehicles		
01/31/2013	Charge Disposition: Guilty Verdict After Trial. Judgment Entered. Charge #1: Originating - MSB8.50.010(a): Public Nuisance, Junk Vehicles		
01/31/2013	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$150.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
915842	03/06/2013	\$160.00
Total	Total	Total \$160.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
10/09/2012	Fine Due	\$150.00	\$0.00	\$150.00	\$0.00	05/01/2013
10/09/2012	Police Training Surcharge	\$10.00	\$0.00	\$10.00	\$0.00	05/01/2013
Total	Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00	Total

[Skip to main content](#)

3PA-12-10261MO Matanuska-Susitna Borough vs. Muzechuk, Anatoly D

Case Type:
Minor Offense (3PA)

Case Status:
Closed

File Date:
10/09/2012

Case Judge:
Zwink, David L

- All Information
- Party
- Charge
- Ticket/Citation #
- Event
- Docket
- Financial
- Receipt
- Financial Dockets

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

Matanuska-Susitna Borough

- DOB
-

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- Defendant

Charge # 1 :

MSB850101A - Infraction (Non-Criminal) MSB8.50.010(a): Public Nuisance, Junk Vehicles

- Original Charge
- MSB850101A MSB8.50.010(a): Public Nuisance, Junk Vehicles (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 10/09/2012

- Ticket #
- C1847
- Tracking #
-
- Offense Location
-
- Date of Offense
- 08/07/2012

Party Charge Disposition

Disposition Date

Disposition

01/31/2013

Guilty Conviction By Trial

Ticket/Citation

Citation # : C1847 - Matanuska-Susitna Borough

Offense Date

08/07/2012

Agency

Events

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
06/01/2012	Minor Offense Citation Filed Ticket Number: PAFEP00149681		
06/01/2012	Fine Due Charge #1: Originating - AS28.05.095(a): Failure To Wear Safety Belt (Age 16 And Older: Passenger Or Driver)	\$15.00	\$0.00
06/01/2012	Charge Disposition: Conviction After No Contest Plea. Judgment Entered. Charge #1: Originating - AS28.05.095(a): Failure To Wear Safety Belt (Age 16 And Older: Passenger Or Driver)		
06/01/2012	Case Closed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$15.00	\$0.00	\$15.00	\$0.00
Total	Total \$15.00	Total \$0.00	Total \$15.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
06/01/2012	Fine Due	\$15.00	\$15.00	\$0.00	\$0.00	
Total	Total	Total \$15.00	Total \$15.00	Total \$0.00	Total \$0.00	

[Skip to main content](#)

3PA-12-05669MO State of Alaska vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3PA)
 Case Status:
 Closed
 File Date:
 06/01/2012
 Case Judge:
 Zwink, David L

[All Information](#)
[Party](#)
[Charge](#)
[Ticket/Citation #](#)
[Docket](#)
[Financial](#)
[Financial Dockets](#)

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

State of Alaska

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- - Defendant

Charge # 1 :

AS2805095A-V1 - Minor Off per Bail or Fine Schedule (Non-Criminal)

AS28.05.095(a): Failure To Wear Safety Belt (Age 1

- Original Charge
- AS2805095A-V1 AS28.05.095(a): Failure To Wear Safety Belt (Age 1 (Minor Off per Bail or Fine Schedule (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- Stage Date
- 06/01/2012

- Ticket #
- PAFEP00149681
- Tracking #
- Offense Location
- Date of Offense
- 05/24/2012

Party Charge Disposition

Disposition Date

Disposition

06/01/2012

Conviction After No Contest Plea

Ticket/Citation

Citation # : PAFEP00149681 - State of Alaska

- Offense Date
- 05/24/2012

- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
03/13/2008	Minor Offense Citation Filed		
03/13/2008	Fine Due Charge #1: 13AAC02.275(b): Speeding (4-9 mph over)	\$72.00	\$0.00
03/13/2008	Police Training Surcharge Due Within 10 Days of Sentencing Charge #1: 13AAC02.275(b): Speeding (4-9 mph over)	\$10.00	\$0.00
03/13/2008	Motion Requesting Defensive Driving Course for Dismissal of Citation Attorney: Pro per (0100001) Case Motion #1		
04/04/2008	Order Authorizing or Directing Defendant to Take Defensive Driving Course. Due by: July 5, 2008		
07/11/2008	Dismissed After Completing Defensive Driving Course		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$72.00	\$0.00	Ⓢ \$72.00	\$0.00
Surcharge	\$10.00	\$0.00	Ⓢ \$10.00	\$0.00
Total	Total \$82.00	Total \$0.00	Total \$82.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
03/13/2008	Fine Due	\$72.00	Ⓢ \$72.00	\$0.00	\$0.00	07/05/2008
03/13/2008	Police Training Surcharge	\$10.00	Ⓢ \$10.00	\$0.00	\$0.00	07/05/2008
Total	Total	Total \$82.00	Total \$82.00	Total \$0.00	Total \$0.00	Total

[Skip to main content](#)

3PA-08-02402MO City of Wasilla vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3PA)

Case Status:
 Closed

File Date:
 03/13/2008

Case Judge:
 Zwink, David L

[All Information](#)
[Party](#)
[Charge](#)
[Ticket/Citation #](#)
[Docket](#)
[Financial](#)
[Financial Dockets](#)

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

City of Wasilla

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- - Defendant

Charge # 1 :

13AAC02275B-Z2 - Infraction (Non-Criminal) 13AAC02.275(b): Speeding (4-9 mph over)

- Original Charge
- 13AAC02275B-Z2 13AAC02.275(b): Speeding (4-9 mph over) (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- None
- Stage Date
- 03/13/2008
- Ticket #
- W039096
- Tracking #
- Offense Location
- Date of Offense
- 03/09/2008

Party Charge Disposition

Disposition Date
 Disposition
 07/11/2008
 Defensive Driving Course Dismissal

Ticket/Citation

Citation # : W039096 - City of Wasilla

- Offense Date
- 03/09/2008

- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
04/25/2007	Minor Offense Citation Filed		
04/25/2007	Fine Due Charge #1: AS28.22.019: Proof Of Insurance To Be Carried And Exhibited On Demand	\$150.00	\$0.00
04/25/2007	Police Training Surcharge Due Within 10 Days of Sentencing Charge #1: AS28.22.019: Proof Of Insurance To Be Carried And Exhibited On Demand	\$10.00	\$0.00
04/27/2007	Corrected and Dismissed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$150.00	\$0.00	Ⓢ \$150.00	\$0.00
Surcharge	\$10.00	\$0.00	Ⓢ \$10.00	\$0.00
Total	Total \$160.00	Total \$0.00	Total \$160.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
04/25/2007	Fine Due	\$150.00	Ⓢ \$150.00	\$0.00	\$0.00	
04/25/2007	Police Training Surcharge	\$10.00	Ⓢ \$10.00	\$0.00	\$0.00	
Total	Total	Total \$160.00	Total \$160.00	Total \$0.00	Total \$0.00	Total

[Skip to main content](#)

3PA-07-03946MO State of Alaska vs. Muzechuk, Anatoly D

• Case Type:
 Minor Offense (3PA)
 • Case Status:
 Closed
 • File Date:
 04/25/2007
 • Case Judge:
 Zwink, David L

[All Information](#)
 [Party](#)
 [Charge](#)
 [Ticket/Citation #](#)
 [Docket](#)
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Party Information

Muzechuk, Anatoly D

- DOB: 07/19/1960
- Alias:

State of Alaska

- DOB:
- Alias:

Party Charge Information

- **Muzechuk, Anatoly D**
- - Defendant
- Charge # 1 : **AS2822019 - Minor Off per Bail or Fine Schedule (Non-Criminal) AS28.22.019: Proof Of Insurance To Be Carried And**
- Original Charge: AS2822019 AS28.22.019: Proof Of Insurance To Be Carried And (Minor Off per Bail or Fine Schedule (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers: None
- Stage Date: 04/25/2007
- Ticket #: T1362922
- Tracking #
- Offense Location
- Date of Offense: 04/20/2007

Party Charge Disposition
 Disposition Date: 04/27/2007
 Disposition: Dismissed

Ticket/Citation

- Citation # : T1362922 - State of Alaska
- Offense Date: 04/20/2007
- Agency:

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
09/11/2006	Minor Offense Citation Filed		
09/11/2006	Fine Due Charge #1: 13AAC04.020(a): Headlight Requirements	\$40.00	\$0.00
09/11/2006	Police Training Surcharge Due Within 10 Days of Sentencing Charge #1: 13AAC04.020(a): Headlight Requirements	\$10.00	\$0.00
09/11/2006	Corrected and Dismissed		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$40.00	\$0.00	Ⓢ \$40.00	\$0.00
Surcharge	\$10.00	\$0.00	Ⓢ \$10.00	\$0.00
Total	Total \$50.00	Total \$0.00	Total \$50.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
09/11/2006	Fine Due	\$40.00	Ⓢ \$40.00	\$0.00	\$0.00	
09/11/2006	Police Training Surcharge	\$10.00	Ⓢ \$10.00	\$0.00	\$0.00	
Total	Total	Total \$50.00	Total \$50.00	Total \$0.00	Total \$0.00	Total

[Skip to main content](#)

3PA-06-11580MO State of Alaska vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3PA)
 Case Status:
 Closed
 File Date:
 09/11/2006
 Case Judge:
 Zwink, David L

All Information Party Charge Ticket/Citation # Docket Financial Financial Dockets

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

State of Alaska

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- Defendant

Charge # 1 :

13AAC04020A - Infraction (Non-Criminal) 13AAC04.020(a): Headlight Requirements

- Original Charge
- 13AAC04020A 13AAC04.020(a): Headlight Requirements (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- None
- Stage Date
- 09/11/2006

- Ticket #
- T1347350
- Tracking #
- Offense Location
- Date of Offense
- 09/01/2006

Party Charge Disposition

Disposition Date
 Disposition
 09/11/2006
 Dismissed

Ticket/Citation

Citation # : T1347350 - State of Alaska

- Offense Date
- 09/01/2006
- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
05/29/2003	Minor Offense Citation Filed		
05/29/2003	Fine Due Charge #1: AS28.10.471: Operating Vehicle w/Expired Registration Receipt: 11421 Date: 06/16/2003	\$50.00	\$0.00
05/29/2003	Surcharge Due within 10 days of sentencing Charge #1: AS28.10.471: Operating Vehicle w/Expired Registration Receipt: 11421 Date: 06/16/2003	\$10.00	\$0.00
06/16/2003	Conviction After No Contest Plea. Judgment entered. Charge #1: AS28.10.471: Operating Vehicle w/Expired Registration		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$50.00	\$50.00	\$0.00	\$0.00
Surcharge	\$10.00	\$10.00	\$0.00	\$0.00
Total	Total \$60.00	Total \$60.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
11421	06/16/2003	\$60.00
Total	Total	Total \$60.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
05/29/2003	Fine Due (3PA)	\$50.00	\$0.00	\$50.00	\$0.00	
05/29/2003	Police Training Surcharge (3PA) Due within 10 days of sentencing	\$10.00	\$0.00	\$10.00	\$0.00	
Total	Total	Total \$60.00	Total \$0.00	Total \$60.00	Total \$0.00	

[Skip to main content](#)

3PA-03-02967MO City of Wasilla vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3PA)

Case Status:
 Closed

File Date:
 05/29/2003

Case Judge:
 Visiting Magistrate

[All Information](#)
[Party](#)
[Charge](#)
[Ticket/Citation #](#)
[Docket](#)
[Financial](#)
[Receipt](#)
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Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

City of Wasilla

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- - Defendant

Charge # 1:

AS2810471/MO - Infraction (Non-Criminal) AS28.10.471: Operating Vehicle w/Expired Registrat

- Original Charge
- AS2810471/MO AS28.10.471: Operating Vehicle w/Expired Registrat (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- None
- Stage Date
- 05/29/2003
- Ticket #
- W026903
- Tracking #
- Offense Location
- Date of Offense
- 05/24/2003

Party Charge Disposition

Disposition Date

Disposition

06/16/2003

Conviction After No Contest Plea

Ticket/Citation

Citation # : W026903 - City of Wasilla

- Offense Date
- 05/24/2003

- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>	<u>Amount Owed</u>	<u>Amount Due</u>
06/10/2004	Minor Offense Citation Filed		
06/10/2004	Fine Due (3AN) Charge #1: 13AAC02.275(b): Speeding (10-19 mph over)	\$76.00	\$0.00
06/10/2004	Surcharge (3AN) Due within 10 days of sentencing Charge #1: 13AAC02.275(b): Speeding (10-19 mph over)	\$10.00	\$0.00
06/17/2004	Order Authorizing or Directing Defendant to Take Defensive Driving Course. Due by: 8/10/04 for dismissal of citation.		
08/10/2004	Dismissed After Completing Defensive Driving Course		

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Fine	\$76.00	\$0.00	Ⓢ \$76.00	\$0.00
Surcharge	\$10.00	\$0.00	Ⓢ \$10.00	\$0.00
Total	Total \$86.00	Total \$0.00	Total \$86.00	Total \$0.00

Financial Docket Information

<u>Date</u>	<u>Description</u>	<u>Owed</u>	<u>Adjusted</u>	<u>Paid</u>	<u>Due</u>	<u>Due Date</u>
06/10/2004	Fine Due	\$76.00	Ⓢ \$76.00	\$0.00	\$0.00	
06/10/2004	Police Training Surcharge	\$10.00	Ⓢ \$10.00	\$0.00	\$0.00	
Total	Total	Total \$86.00	Total \$86.00	Total \$0.00	Total \$0.00	Total

[Skip to main content](#)

3AN-04-10971MO State of Alaska vs. Muzechuk, Anatoly D

Case Type:
 Minor Offense (3AN)
 Case Status:
 Closed
 File Date:
 06/10/2004
 Case Judge:
 Traffic Magistrate Judge - Anchorage

[All Information](#) [Party](#) [Charge](#) [Ticket/Citation #](#) [Docket](#) [Financial](#) [Financial Dockets](#)

Party Information

Muzechuk, Anatoly D

- DOB
- 07/19/1960

Alias

Party Attorney

State of Alaska

- DOB

Alias

Party Attorney

Party Charge Information

Muzechuk, Anatoly D

- - Defendant

Charge # 1 :

13AAC02275B-AN - Infraction (Non-Criminal) 13AAC02.275(b): Speeding (10-19 mph over)

- Original Charge
- 13AAC02275B-AN 13AAC02.275(b): Speeding (10-19 mph over) (Infraction (Non-Criminal))
- Indicted Charge
- Amended Charge
- DV Related?
- Modifiers
- None
- Stage Date
- 06/10/2004

- Ticket #
- T1247209
- Tracking #
- Offense Location
- Date of Offense
- 06/05/2004

Party Charge Disposition

Disposition Date
 Disposition
 08/10/2004
 Defensive Driving Course Dismissal

Ticket/Citation

Citation # : T1247209 - State of Alaska

- Offense Date
- 06/05/2004
- Agency

Docket Information

<u>Date</u>	<u>Docket Text</u>
02/13/2020	Matanuska-Susitna Borough's Substitution of Counsel Attorney Spiropoulos, Nicholas representing Plaintiff Matanuska-Susitna Borough as of 02/13/2020 Nicholas Spiropoulos (Attorney) on behalf of Matanuska-Susitna Borough (Plaintiff)
02/13/2020	Attorney Information Attorney Sears, Trina dismissed/withdrawn for Matanuska-Susitna Borough on 02/13/2020

Financial Summary

<u>Cost Type</u>	<u>Amount Owed</u>	<u>Amount Paid</u>	<u>Amount Adjusted</u>	<u>Amount Outstanding</u>
Filing Fee	\$250.00	\$250.00	\$0.00	\$0.00
Total	Total \$250.00	Total \$250.00	Total \$0.00	Total \$0.00

Receipts

<u>Receipt Number</u>	<u>Receipt Date</u>	<u>Payment Amount</u>
1663213	08/30/2019	\$250.00
Total	Total	Total \$250.00

Case Disposition

<u>Disposition</u>	<u>Date</u>	<u>Case Judge</u>
Undisposed		Stohler, Kristen C

[Skip to main content](#)**3PA-19-02179CI Matanuska-Susitna Borough vs. Muzechuk, Anatoly KCS**

Case Type:
Civil Superior Ct (3PA)

Case Status:
Open

File Date:
08/30/2019

Action:
Other Civil Complaint - Superior Court

Case Judge:
Stohler, Kristen C

Next Event:

All Information Party Docket Financial Receipt Disposition

Party Information**Matanuska-Susitna Borough**
- Plaintiff

- DOB
- Disposition
- Disp Date
-

Alias

- Party Attorney
- Attorney
- Spiropoulos, Nicholas
- Bar Code
- 0010068
- Phone
- (907)861-8677

Muzechuk, Anatoly
- Defendant

- DOB
- Disposition
- Disp Date
-

Alias

- Party Attorney

Docket Information

<u>Date</u>	<u>Docket Text</u>
08/30/2019	Initial Judicial Assignment: Honorable Kristen Stohler
08/30/2019	Superior Court Complaint Receipt: 1663213 Date: 08/30/2019
08/30/2019	Summons and Notice to Both Parties of Judicial Assignment
08/30/2019	Attorney Information Attorney Sears, Trina representing Plaintiff(s) Matanuska-Susitna Borough as of 08/30/2019
08/30/2019	Ex Parte Motion for Preliminary Injunctive Relief Attorney: Sears, Trina (0311065) Filing Party: Matanuska-Susitna Borough Case Motion #1
09/10/2019	Return of Service - Summons Served On: 8/30/19 Anatoly Muzechuk (Defendant);
09/21/2019	Preliminary Injunction Order Case Motion #1: Ex Parte Motion for Preliminary Injunctive Relief
12/23/2019	Notice of Compliance of Preliminary Injunction Order Anatoly Muzechuk (Defendant);

Amy Otto-Buchanan

From: Fred Wagner
Sent: Wednesday, September 2, 2020 4:52 PM
To: Amy Otto-Buchanan
Subject: FW: Peck Street Safety Data
Attachments: Uptown Estates.pdf

From: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>
Sent: Wednesday, September 2, 2020 3:55 PM
To: Bischoff, Danielle I (DOT sponsored) <dbischoff@ci.wasilla.ak.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; 'Archie Giddings' <AGiddings@ci.wasilla.ak.us>
Cc: Thomas, Scott E (DOT) <scott.thomas@alaska.gov>; Riopelle, Sarah A (DOT) <sarah.riopelle@alaska.gov>; LeCroy, Orion (DOT) <orion.lecroy@alaska.gov>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Ferguson, Cynthia L (DOT) <cynthia.ferguson@alaska.gov>
Subject: Fw: Peck Street Safety Data

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

I wanted to loop you all into a discussion I've been having with a member of the public, Jennifer Anderson, concerning the Uptown Estates plat subdivision on Peck Street (which I've attached for context). She said she has reached out to some of you in the MSB and the City of Wasilla, wanting us to stop this development, so I figured it would be wise to let you all know the info I've given her.

DOT reviewed it as part of the plat review process in July, and we had no comments on the plat. Ms. Anderson called me up very concerned about the amount of traffic the subdivision will be bringing onto Peck. I agreed to re-review it, but it didn't change our stance. DOT's plat review committee still does not object to the plat nor do we have any comments or requirements of the petitioner.

She requested the crash data on Peck, including the intersection of Bogard and Wasilla-Fishhook, so I had our traffic engineers take a look at it. They wrote up a bit of info about the safety concerns for the area, including what DOT is doing to mitigate them. Attached is the response they put together, which I emailed to Ms. Anderson.

Melanie Nichols
Mat-Su Area Planner
269-0509

From: Nichols, Melanie A (DOT)
Sent: Wednesday, September 2, 2020 3:35 PM
To: Jennifer Anderson <jranderson2@alaska.edu>
Subject: Peck Street Safety Data

ITEM # 6G 9/3/2020
UPTOWN ESTATES
PAGE 1 TO 2
HANDOUT #18

Per your request, I spoke with our safety engineers concerning the crash data on Peck Street, including the intersections with Bogard and Wasilla-Fishhook Road. Here are their findings:

Central Region DOT&PF Traffic & Safety maintains intersection and roadway segment ranking lists under the Highway Safety Improvement Program (HSIP) to monitor high crash locations for safety reviews and capital improvement projects. These tools help us identify high crash locations within our region and allocate resources accordingly. The summaries of the roadways and intersections you have requested, as they relate to the ranking lists, are outlined below.

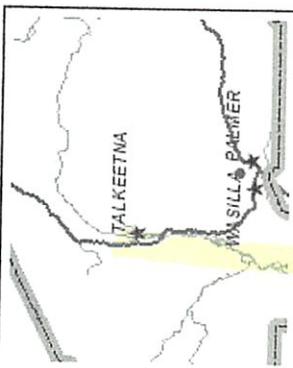
1. The intersection of Bogard Road and Peck Street is not currently ranked on the Central Region Top 50 High Crash Signalized Intersections list. This ranking accounts for the quantity and severity of crashes at signalized intersections and reflects the latest 4 years of crash data. The intersection of Bogard Rd and Peck Street did previously qualify, and was selected for, safety improvements under the HSIP. This project constructed a new signal with dedicated left turn lanes and installed a new continuous two way left turn lane on Bogard Road between Peck Street and Crusey Street. The project was completed in 2013. A post construction analysis was completed last year and found that the actual crash reduction was greater than anticipated.
2. The intersection of Wasilla-Fishhook Road and Spruce Street/Peck street is currently ranked #23 on the Central Region HSIP Unsignalized intersections ranking list. This ranking accounts for 10 years of crash data and traffic volumes. This list is a valuable tool for us because it references a variety of factors, other than crashes alone, that address the type of safety improvements that may be eligible at each site. The intersection of Wasilla-Fishhook Road and Spruce Street/Peck Streets was selected last year by FHWA under the HSIP for federal funding eligibility to install a single lane roundabout. The design of this project is anticipated to begin within the next year. DOT&PF will be working with the City of Wasilla in coming months to develop a maintenance agreement for the new roundabout. This step is required prior to DOT&PF requesting design funding for this project.
3. Neither Bogard Road nor Peck Street are currently located on Top 50 High Crash Roadway Segment Ranking List. This list accounts for crash severity, quantity, and concentration on DOT&PF roadways with the latest 4 years of crash data. While DOT&PF will continue to monitor these roadways in upcoming years, they were not determined to be eligible for safety improvements under the HSIP at this time.

Thank you for your concerns for safety and traffic growth. DOTPF has been monitoring these concerns regionwide. Through Items 1-3 above, we are confident DOTPF, the City of Wasilla, and the MatSu Borough are ahead of growth in the area with the necessary capital improvements at major intersections. The local governments may plan further and decide if a future project is desired to upgrade Peck Street between the intersections. Typical improvements can include pathways, shoulders, and turn lanes. This would be initiated as a local decision with the potential to benefit not just one, but all subdivisions in the area.

The information in this report is compiled for highway safety planning purposes. Federal law prohibits its discovery or admissibility in litigation against state, tribal or local government that involves a location or locations mentioned in the collision data. 23 U.S.C. § 409; 23 U.S.C. § 148(g); Walden v. DOT, 27 P.3d 297, 304-305 (Alaska 2001).

Melanie Nichols
Mat-Su Area Planner
269-0509

Matanuska-Susitna Borough



- Legend**
- Road Mileposts
 - Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - Alaska Railroad
 - Mat-Su Borough Boundary
 - Incorporated Cities
 - Parcels
 - Government Lot Lines
 - Lakes and Rivers
 - Streams
 - 100 year Flood Zone
 - Section Lines

*New Hope Est
Design CHANGES*

- Interconnectivity
- Safety

1:18,056

Notes

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Miles



0.6

- Yellow = MSB L RTP
- PINK = prior plat Design
- Green = Re-Design For Safety "Interconnectivity" AND L RTP GOALS

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Reported on 09/02/2020 02:43 AM

MSB - BOARDS ATTACHMENT A



Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - - Primitive Road
 - - Private Road
- Alaska Railroad
- ▭ Mat-Su Borough Boundary
- ▭ Incorporated Cities
- Address Numbers
- ▭ Parcels
- Government Lot Lines
- Lakes and Rivers
- Streams
- 100 year Flood Zone
- ▭ Section Lines

1: 9,028




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Reported on 09/03/2020 10:34 AM

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Notes
This map was automatically generated using Geocortex Essentials.

Peggy Horton

From: Brad Sworts
 Sent: Monday, August 10, 2020 4:26 PM
 To: Peggy Horton
 Cc: Jude Bilafer
 Subject: RE: New Hope Estates comments

From: Peggy Horton <Peggy.Horton@matsugov.us>
 Sent: Monday, August 10, 2020 3:41 PM
 To: Brad Sworts <Brad.Sworts@matsugov.us>
 Cc: Jude Bilafer <Jude.Bilafer@matsugov.us>
 Subject: RE: New Hope Estates comments

Hi Brad,

The surveyor told me they are not required to build a turnaround because of the length. Yes, Lot 1, Block 1 of Hatcher Pass Estates is part of the private road labeled as Tract A. They were going to make it a separate lot, but had a hard time getting useable area with that 33 road easement on it. Couldn't vacate the easement because the neighbor's driveway is on it and he objected.

Subdivision code allows for 50' ROWs if they are existing. Any new ones need to be 60' wide. What part of the subdivision code would need to be revised to require an existing 50' ROW be widened to 60' if there was a "new condition" such as additional development/traffic that would be using the existing road? ADOT&PF uses this term as it applies to their approach permits and it is very effective in acquiring the needed ROW width.

ADOT&PF may require that turnaround at their approach road review. We would agree with the need for one

There's nothing in my code to require turnarounds at the E/W SLE intersection. There needs to be something in the subdivision code that address development of private roads (including gates) and how they connect into the public system. There seems to be more of these private roads being developed and gated. *-The public desires to Reside in A Gated Community Security*

The two stub roads within Grizzly Hills 2 are not existing, they are in Phase 4 and 6 of the master plan. (I don't know) how to require that connection to nonexistent ROWs. Is there a way to (require) the applicant to apply for a permit through Andy since they are intersecting and developing a portion of a SLE. The permit could then (require) the predetermination of the gate location and address the turnaround, just like ADOT&PF does.

I told them all along that anything they built prior to obtaining preliminary plat approval was done at risk. I'm of a mind, because of the comments from Jude, Fire Code, Planning, and Development Services, to recommend denial of the subdivision due to the need for interconnectivity in this area. We would support that. The developers are getting so bold

who is we? 1

EXHIBIT N -1

they are completing the road networks and developing the lots even before the plats have been approved. They just assume they will get approval virtually negating the whole plat approval and public notice process.

Peggy

*Prior to cutting
A single tree*

*We Have Not Developed the lots,
other than our own homes
built onto 40 acres that was
legally sub-divided, thru the
MSB platting "40 acre"*

From: Brad Sworts <Brad.Sworts@matsugov.us>
Sent: Monday, August 10, 2020 2:28 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Jude Bilafer <Jude.Bilafer@matsugov.us>
Subject: RE: New Hope Estates comments

Waivers

*- \$ 5000.00 DOT permit to get legal access
- \$ 5000.00 MSB permit to get legal access
Surveyor prior to any development*

Peggy,

It does not look like the applicant changed anything from the first draft of the plat. Am I missing something?

Couple of other questions/comments:

- 1) Is the existing 176 feet of New Hope Farm Road a public road? Is the entirety of "Track A" a private road? If so, is the turn-around north of the proposed gate location what is labelled "Pad" on (Tax Account 1280B01L001 and is it also to be a PUE? If so this "pad" needs to have adequate dimensions for a turn-around and be labelled as a PUE. This would solve the issue of vehicles having to back out onto Wasilla Fishhook. *We Agreed to Safety*
- 2) It appears the applicant also owns Lot 1, Block 1 (Tax Account 1280B01L001). Why is the applicant not providing the additional 10' of ROW Easement that would make the north end of New Hope Farm Road 60' in width which would be equal to the width of Tract A and B? These new lots will increase the traffic coming out onto New Hope Farm Road and there should be adequate ROW provided for shoulders and other improvements that may be necessary with the increased traffic.

Faded text, possibly a list of items or a table.

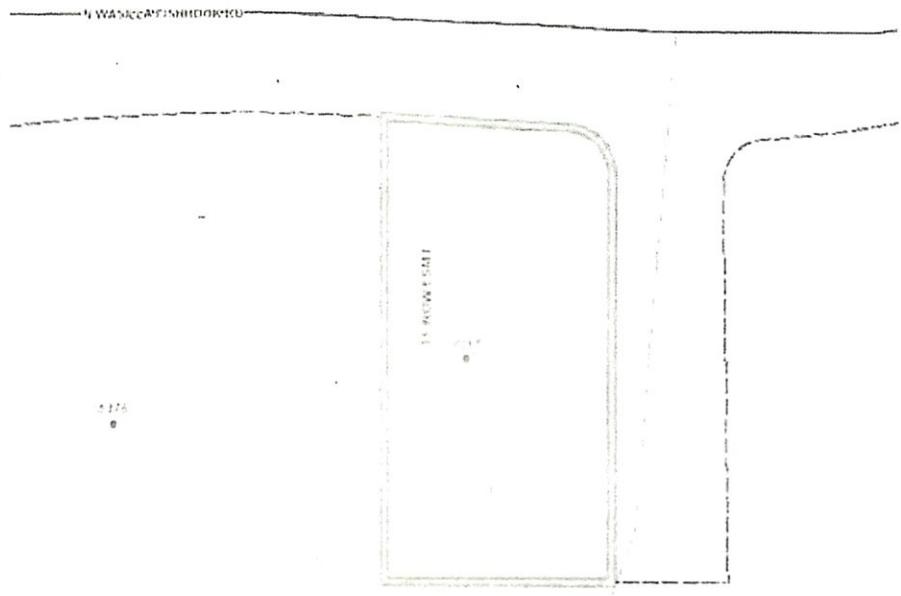


EXHIBIT N-2

CODE ORDINANCE

Sponsored By: Borough Manager
Introduced: 10/17/17
Public Hearing: 11/07/17
Postponed to 12/05/17: 11/07/17
Public Hearing: 12/05/17
Adopted: 12/05/17

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-114**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING THE MATANUSKA SUSITNA BOROUGH LONG RANGE TRANSPORTATION PLAN AND AMENDING MATANUSKA SUSITNA BOROUGH 15.24.030(B) (12).

WHEREAS, the MSB Long Range Transportation Plan (LRTP) 2017 Update assesses growth in the Matanuska-Susitna Borough over the next 20 years, and identifies the key elements of the Borough's future transportation system that will be needed to serve its growing communities; and

WHEREAS, the LRTP includes 7 overall goals for the Borough's transportation system:

EXISTING LRTP

- 1. Improvement Transportation and Land Use Connection;
- 2. Provide Transportation Choices; *provisions of transportation plan exist with the future MSB's LRTP that are "within", "adjoining", and "adjacent" to our proposed plan.*
- 3. Improve Connectivity;
- 4. Improve Mobility;
- 5. Safety - Make Transportation Safer; *our plan is the furthest from ANY STATE;*
- 6. Support Economic Vitality; and
- 7. Enhance Environmental Quality.

WHEREAS, the LRTP has been compiled with substantial public involvement and in coordination with representatives of the Alaska

From: jgcinc@alaska.net
Sent: Tuesday, July 28, 2020 2:59 PM
To: 'Denali North'
Subject: Grizzly Hills Stub Rds ??

Importance: High

Hayli:

we ARE NOT Required to dedicate ROADS to The public

43.20.060 DEDICATION TO PUBLIC.  SHARE

(A) All roads shall be dedicated to the public, except as provided in MSB 43.20.100(C); provided, that a subdivider shall be required only to provide the designated right-of-way width within the subdivision, and one-half of the designated right-of-way width of the street on the exterior boundary of the subdivision with the dedication secured from the adjacent property owner before final plat approval.

(B) When accepting roadway dedication, the platting authority shall conduct a public hearing.

(C) Roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available. Dedications shall be a minimum of 60 feet wide and sufficient to carry all traffic generated by the subdivision and to provide residential rights-of-way for projected traffic through the subdivision. Sixty-foot radius rights-of-way shall be dedicated at temporary and permanent cul-de-sacs. *All Surrounding parcels have LEGAL AND/OR physical Access.*

(D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.

Grizzly Hills Stub Row. ARE NOT constructed yet.

Grizzly Hills is in the process of being subdivided, now Preliminary plat

Patricia M Sikes
Treasurer

John's General Contracting, Inc.

Lifting, Rolling, & Relocating the Residential, Commercial, & Industrial needs for over 45 years.

PO Box 870069

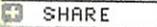
Wasilla, Alaska 99687

907.376.8895 O

907.357.7289 F

907.355.7289 C

From: jgcinc@alaska.net
Sent: Tuesday, July 28, 2020 3:13 PM
To: 'Denali North'
Subject: Grizzly Hills Stub Rds ??

43.20.100 ACCESS REQUIRED. 

(A) There shall be legal and physical road access provided to all subdivisions and to all lots within subdivisions, except as allowed by subsection (B) of this section and any other exemption within this title.

(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the platting board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.

(C) Gated subdivisions and private roads shall be approved, provided they meet the following criteria:

(1) Internal roads conform to the requirements of the Subdivision Construction Manual for residential standards minimum except as allowed in this section;

(2) Emergency services shall be provided access to deliver services within the private subdivision;

(3) There is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards;

(4) Private road maintenance is guaranteed.

(a) The applicant shall submit a documented plan stating the following:

(i) what seasons road maintenance will be performed,

(ii) contact information for road maintenance,

(iii) length of the maintained roads in feet, and

(iv) surface type;

(5) Existing lots created within subdivisions recorded with platted private roads may be subdivided using the private roads as the legal and physical access.

(D) [Repealed by Ord. 17-033, § 30, 2017]

Patricia M Sikes
Treasurer

Area, and the western portion of the Matanuska Moose Range. All of these areas support a wide range of recreational and subsistence activities and are heavily used by residents and visitors.

- Any large scale development in Hatcher Pass, Government Peak Recreational Area, or the Moose Range will have significant impact on the community.
- There is no year-round through transportation link over Hatcher Pass. The Hatcher Pass Road is open from Palmer to Willow approximately 3 to 4 months a year; the rest of the time the Fishhook community is at “the end of the road”.
- Though this area contains a substantial amount of surface water in the wetlands, lakes and streams, the aquifer is discreetly scattered and the groundwater supply is not uniform. Because of this, both water quantity and quality is not consistent throughout the community. In some locations residential development would be difficult without a centralized water system.
- The Fishhook Community Council area contains vital components of the Matanuska Valley watershed including the headwaters of the Little Susitna River, Archangel Creek, Fishhook Creek, Government Creek, Willow Creek, and numerous other unnamed streams and tributaries of the Little Susitna and Wasilla Creek. The council area also contains an important groundwater recharge area at the base of the Talkeetna Mountains. The groundwater is the source of our drinking water supply for Fishhook and residents on the Palmer side of the Core Area. It is important to protect the watershed for fish, wildlife and community members.

Survey
2016

When asked how the community viewed future development and land use, 77% of survey respondents replied that keeping the area’s scenic qualities are important, and 78% said that private property rights should be respected.

How to Manage Growth

