

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 14, 2020**

PRELIMINARY PLAT: O'CONNOR
LEGAL DESCRIPTION: SEC 8, T16N, R2E, S.M., AK
PETITIONER: PAUL & SPRING O'CONNOR AND MATANUSKA-SUSITNA BOROUGH
SURVEYOR: FARMER SURVEYING
ACRES: 0.918 PARCELS: 1
REVIEWED BY: PEGGY HORTON CASE: 2020-134

REQUEST:

The request is to combine Lots 17 & 18, Block 11, Windsong, Plat #76-110, into one lot to be known as Lot 1, O'Connor, containing 0.918 acres+/- . Located in the SE¼ Section 8, Township 16 North, Range 2 East, Seward Meridian, Alaska, lying northwest of S. Old Glenn Hwy and directly west of S. River Dr.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

Public **Exhibit B**

DISCUSSION:

Due to the small lots, high water table and failure of the community sewer system, Windsong property owners have had extreme difficulty installing efficient and working sewer systems with required separation distances between septic and wells. Most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system. The borough obtained several lots within Windsong through the tax foreclosure process and dedicated lots and easements for public purpose to allow adjacent landowners area for installation of septic systems or wells.

MSB Ordinance 17-143 authorizes the sale of Borough-owned easement lots and publicly dedicated lots to adjacent property owners for the purpose of protecting public health, safety and welfare by providing mechanism for existing property owners to install ADEC approved individual onsite sewer systems, and returning tax foreclosed properties to the tax rolls, and allowing adjacent owners all rights and interests of easement lots and publicly dedicated lots.

Location: The subject parcels are located within the Anchorage Recording District, in the South Knik Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS:

There were no comments received from Borough Departments or outside agencies

Public:

Carolyn Bloom approves of this action (**Exhibit B**).

CONCLUSION

The plat of Lot 1, O'Connor is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, legal and physical access, as-built survey, and topographic information. There are no objections from any borough department, outside agency, or the public to the combination of lots.

FINDINGS of FACT:

1. The abbreviated plat of Lot 1, O'Connor is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Windsong Subdivision, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency or the public.
4. An elimination of common lot line plat is exempt from provisions of the code that require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Windsong, Plat #76-110, and does not require additional monumentation.
6. Lots platted within Windsong Subdivision were originally designed to be served by a community sewer system that never functioned. The lots are substandard in size and most owners require more than one lot to meet health and safety requirements for acceptable onsite water and septic system.

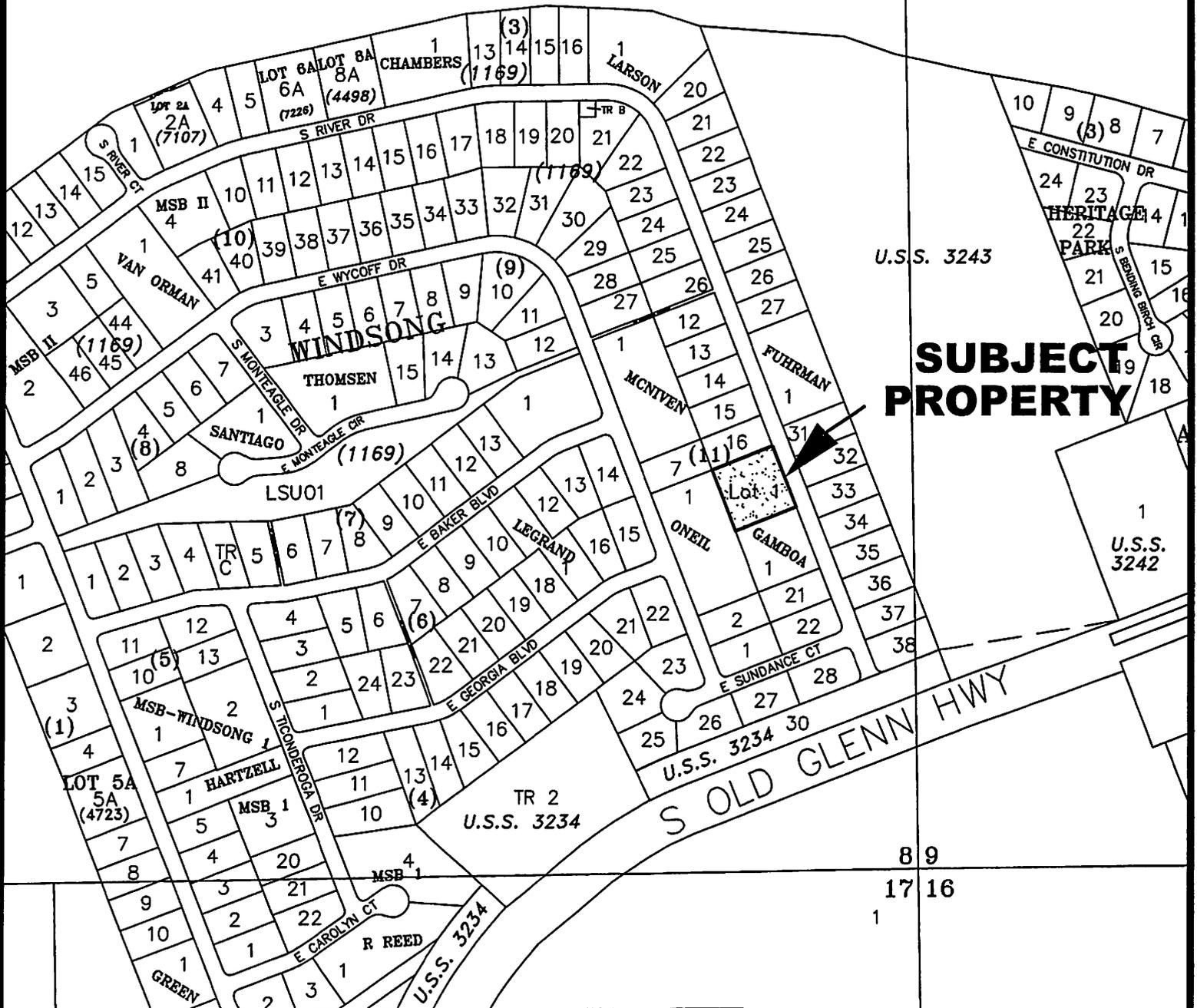
7. The borough obtained several lots within Windsong through the tax foreclosure process and dedicated lots and easements for public purpose to allow adjacent landowners area for installation of septic systems or wells.
8. Ordinance 2017-OR-143 authorizes the sale of one or more Borough-owned easement lots and publicly dedicated lots to adjacent property owners for the purpose of protecting public health, safety and welfare by providing mechanism for existing property owners to install ADEC approved individual onsite sewer systems, and returning tax foreclosed properties to the tax rolls, and allowing adjacent owners all rights and interests of easement lots and publicly dedicated lots.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 1, O'Connor contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

KNIK RIVER



U.S.S. 3243

SUBJECT PROPERTY

U.S.S. 3242

U.S.S. 3234

S OLD GLENN HWY

8 9

17 16

1

VICINITY MAP

FOR PROPOSED O'CONNOR SUBDIVISION
 LOCATED WITHIN
 SECTION 8, T16N, R02E
 SEWARD MERIDIAN, ALASKA

GOOSE CREEK 02 MAP

EXHIBIT A-1



EXHIBIT A-2

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



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 SEP 23 2020

RECEIVED
OCT 07 2020
PLATTING

51169B03L027 4
BLOOM CAROLYN E
PO BOX 233271
ANCHORAGE, AK 99523-3271

995233271 B041 FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: PAUL & SPRING O'CONNOR and MATANUSKA-SUSITNA BOROUGH

REQUEST: The request is to combine Lots 17 & 18, Block 11, Windsong Subdivision, Plat 76-110, into one lot to be known as Lot 1, **O'CONNOR SUBDIVISION**, containing 0.918 acres +/- . The property is located northwest of S. Old Glenn Highway and west of S. River Drive. (Tax ID # 1169B11L017 & 1169B11L018); within the SE ¼ Section 08, Township 16 North, Range 02 East, Seward Meridian, Alaska. Community Council: South Knik River and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **October 14, 2020**, starting at 8:30 a.m. 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 Avenue, Palmer, Alaska 99645 or e-mail plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881.

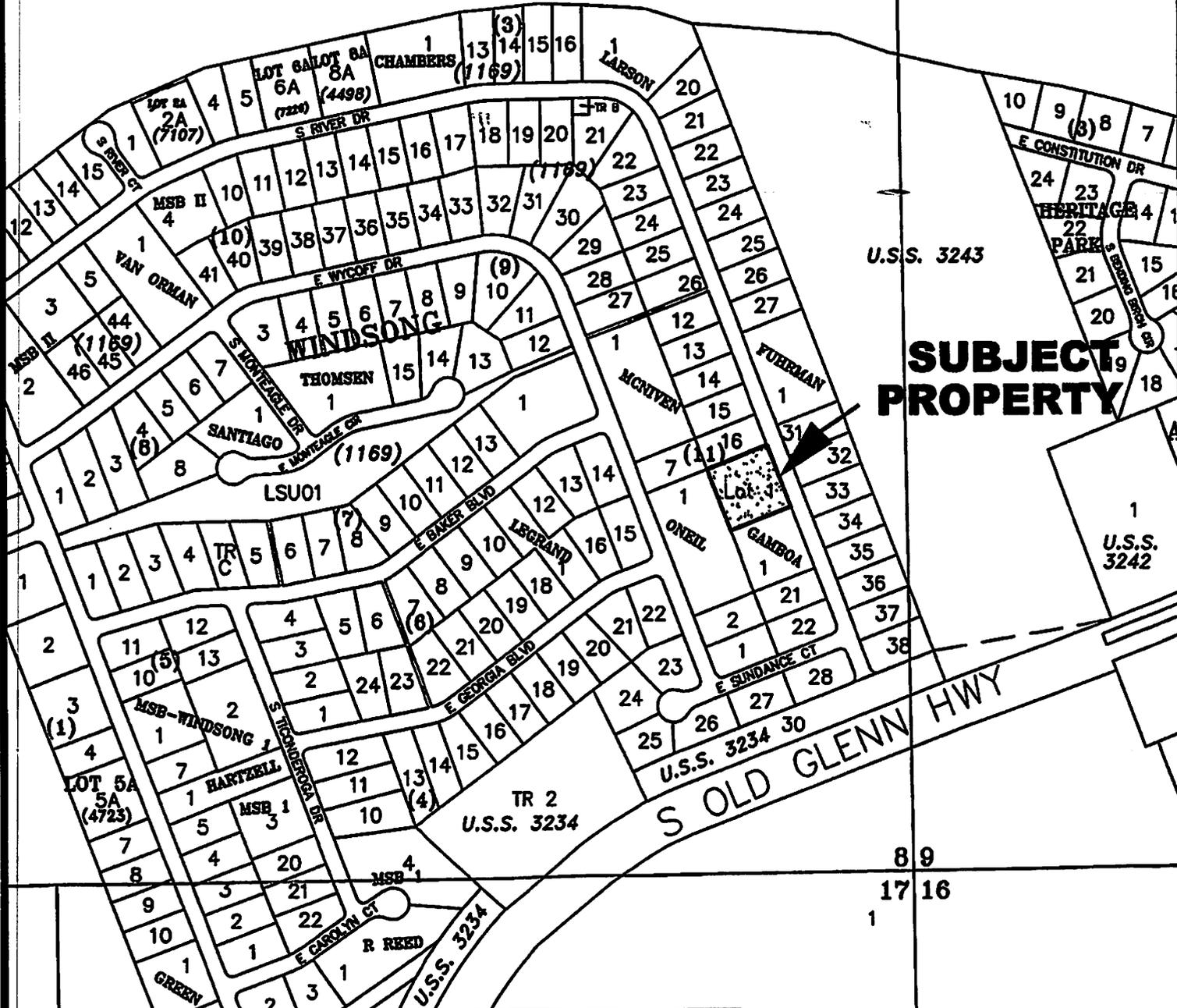
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/plattling. **Please follow all public mandates according to COVID-19 for public participation.**

No Objection [] Objection [] Concern

Name: Carolyn Bloom Address: PO Box 233271 Anch, AK 99523

Comments: I approve of this action!

KNIK RIVER



U.S.S. 3243

SUBJECT PROPERTY

U.S.S. 3242

S OLD GLENN HWY

8 9
17 16
1

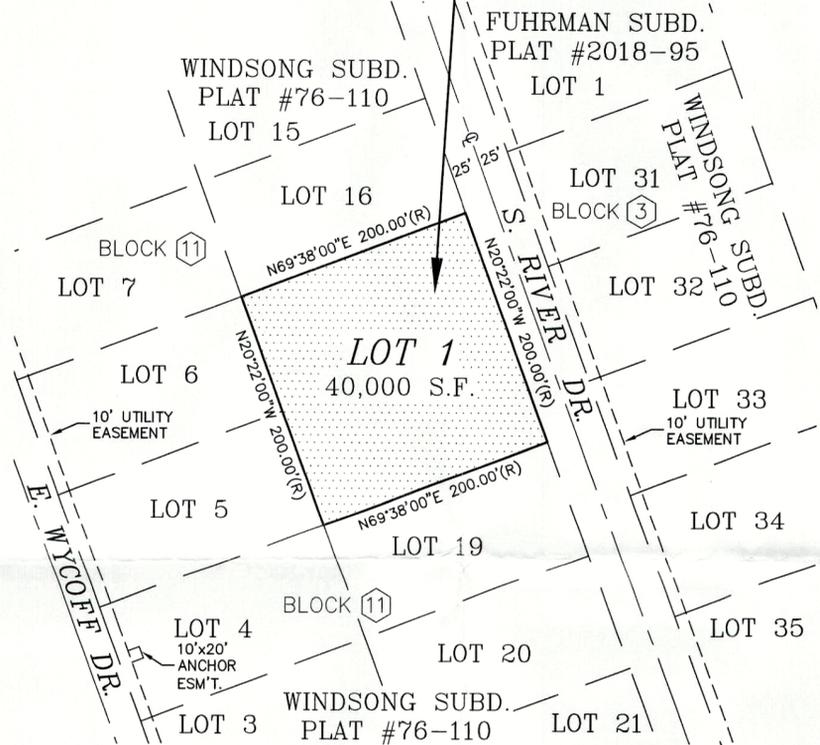
VICINITY MAP
FOR PROPOSED O'CONNOR SUBDIVISION
LOCATED WITHIN
SECTION 8, T16N, R02E
SEWARD MERIDIAN, ALASKA
GOOSE CREEK 02 MAP

LEGEND

(R) RECORD DATA DERIVED FROM PLAT No. 76-110

HATCHING INDICATES FLOOD HAZARD AREA

FLOOD HAZARD AREA



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION. APPROVAL OF SAID SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SAID AUTHORITY.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS WERE RECORDED IN THE ANCHORAGE RECORDING DISTRICT ON MAY 17, 1976 IN BOOK 101 AT PAGE 837, AMENDED JUNE 11, 1976 IN BOOK 108 AT PAGE 26.
4. NOTES AS SHOWN ON THE PLAT OF WINDSONG SUBDIVISION, PLAT NO. 76-110, AMENDED BY RESOLUTION 2001-069 ON JUNE 4, 2001, RECORDED IN BOOK 3856 AT PAGE 651, ANCHORAGE RECORDING DISTRICT.
5. A 5 FOOT M.E.A. CLEARING EASEMENT LIES ADJACENT TO ALL 10 FOOT UTILITY EASEMENTS.
6. F.E.M.A. MAP SHOWS ALL OF THIS PARCEL AS BEING WITHIN F.H.A. ZONE A, A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY DEVELOPMENT WITHIN THIS AREA MUST CONFORM TO M.S.B. FLOOD DAMAGE PREVENTION ORDINANCES. THE DATA BASE FOR THIS DETERMINATION IS INTERPOLATED FROM F.I.R.M. MAP PANEL NO. 02170C8830F, DATE NEW MAPS ADOPTED: SEPTEMBER 27, 2019.
7. A FLOOD HAZARD PERMIT IS TO BE OBTAINED PRIOR TO SEPTIC SYSTEM CONSTRUCTION.
8. M.E.A. BLANKET EASEMENT RECORDED JANUARY 24, 1980 IN BOOK 468 AT PAGE 210.
9. M.T.A. BLANKET EASEMENT RECORDED NOVEMBER 21, 1988 IN BOOK 1819 AT PAGE 486.
10. LOTS ARE RESTRICTED TO SINGLE FAMILY DWELLINGS PER BOOK 3856, AT PAGE 651.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____, DATED _____, 202____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

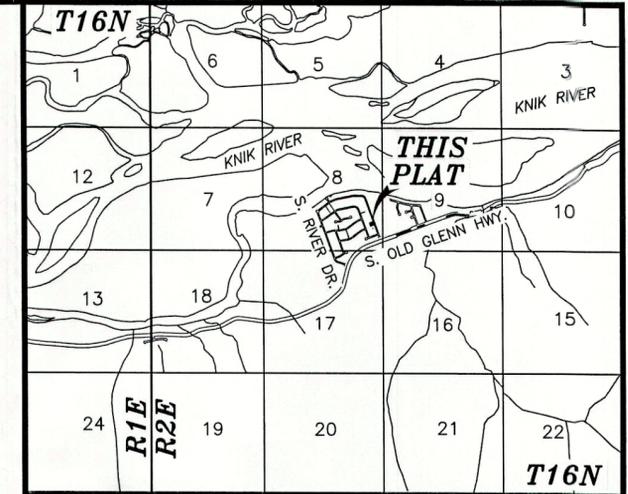
PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: PLATTING CLERK _____

GEORGE HAYS, ACTING MANAGER _____ DATE _____
 MATANUSKA-SUSITNA BOROUGH
 350 E. DAHLIA AVE.
 PALMER, AK. 99645-6488

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____



VICINITY MAP SCALE: 1" = 1 MILE
 TAX MAP: GC01, GC02, GC03, GC06, GC07, GC08

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

PAUL J. O'CONNOR, II _____ DATE _____
 P.O. BOX 885
 PALMER, AK. 99645-0885

SPRING E. O'CONNOR _____ DATE _____
 P.O. BOX 885
 PALMER, AK. 99645-0885

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

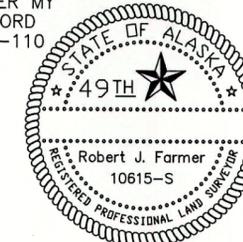
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____, 202____, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 76-110



ROBERT J. FARMER, PLS _____ DATE _____
 LS 10615-S

RECEIVED
 SEP 06 2020
 PLATTING

Agenda Copy

A PLAT OF
O'CONNOR SUBDIVISION
 A REPLAT OF
LOTS 17 & 18, BLOCK 11, WINDSONG SUBDIVISION
 PLAT No. 76-110
 LOCATED WITHIN THE SE1/4, SECTION 8, T16N, R2E, S.M.,
 ALASKA, ANCHORAGE RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 CONTAINING 0.918± ACRES

FARMER SURVEYING, LLC #126467
 MAILING: 9131 E. FRONTAGE ROAD, SUITE 21
 PALMER, AK 99645
 PH: (907)745-0222 : CELL: (907)355-0620
 EMAIL: bob@farmersurveying.com ONLINE: WWW.FARMERSURVEYING.COM

W.O. 2000200	DATE: AUGUST 2020
DRAWN BY: JMC	SCALE: 1" = 100'
FILE: 200200PL	SHEET 1 OF 1

Agenda Copy

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 14, 2020**

ABBREVIATED PLAT: **900 TOWER ROAD**

LEGAL DESCRIPTION: **SEC 11, T17N, R1W, SEWARD MERIDIAN, AK**

PETITIONER: **900 TOWER HOLDINGS, LLC & SUN MOUNTAIN
DEVELOPMENT GROUP, LLC**

SURVEYOR/ENGINEER: **THE BOUTET COMPANY**

ACRES: **4.37** **PARCELS: 2**

REVIEWED BY: **PEGGY HORTON** **CASE: 2020-135**

REQUEST

The request is to adjust the common lot line between Lot 2, Theo Acres, Plat 2014-49 and Lot 5 Sun Mountain, Plat 2019-26 to be known as 900 Tower Road, containing 4.37 acres +/-.
The property lies within the City of Wasilla, north of E. Sun Mountain Ave. and directly west of S. Hermon Road; within the SE¼ Section 11, Township 17 North, Range 1 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps	Exhibit A
OHSP	Exhibit B
COW Utility Map	Exhibit C

COMMENTS

MSB DPW Engineer	Exhibit D
Fire Code	Exhibit E
COW Planning	Exhibit F
MTA	Exhibit G
Enstar	Exhibit H

DISCUSSION

Access: S. Hermon Rd. provides legal and physical road access to these parcels and is maintained by the City of Wasilla by way of a shared maintenance agreement with the borough. The borough has management authority for this portion of S. Hermon Road. It is currently classified as a Major Collector and is on the Official Streets and Highways Map as a future Minor Arterial (**Exhibit B**). Direct access should be restricted (**Recommendation #2**).

Water and Sewer: The proposed lots are served by city sewer as shown on the City of Wasilla's Utility Map (**Exhibit C**). Mr. Giddings, Public Works Director for the city stated verbally that the Sun Mountain Development Complex is extending city water through their development also.

Topography & As-Built: The surveyor's as-built and topographic information is shown on the preliminary plat. There are structures on the property, all setbacks appear to be met, and the closest structure to a lot line is further than 10 feet.

Comments: MSB DPW Engineer commented that there should be no new access to Hermon Road (**Exhibit D**). Staff notes Hermon Road in this area is managed by the borough. Through an agreement with the City of Wasilla, the city maintains this portion of Hermon Road. Fire Code stated they have no issue with this (**Exhibit E**).

City of Wasilla Planning Department had no comments (**Exhibit F**). Staff notes this is a lot line adjustment and city code does not require land use permits for subdivision in those cases.

MTA has no comments (**Exhibit G**). Enstar has no comments (**Exhibit H**).]

FINDINGS of FACT:

1. The proposed preliminary plat for 900 Tower Road is consistent with AS 29.40.070 Preliminary Plats, MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any borough departments, outside agencies, or the public.
3. The proposed lots are served by city of Wasilla sewer system, there is no need for useable area certification.
4. The City of Wasilla, through a maintenance agreement with the borough, maintains S. Hermon Road.
5. S. Hermon Road is currently classified as a Major Collector and is on the Official Streets and Highways Map as a future Minor Arterial and as such should have restricted access.
6. Access exists pursuant to MSB 43.20.320 Frontage, MSB 43.20.120 Legal Access, and 43.20.140 Physical Access.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

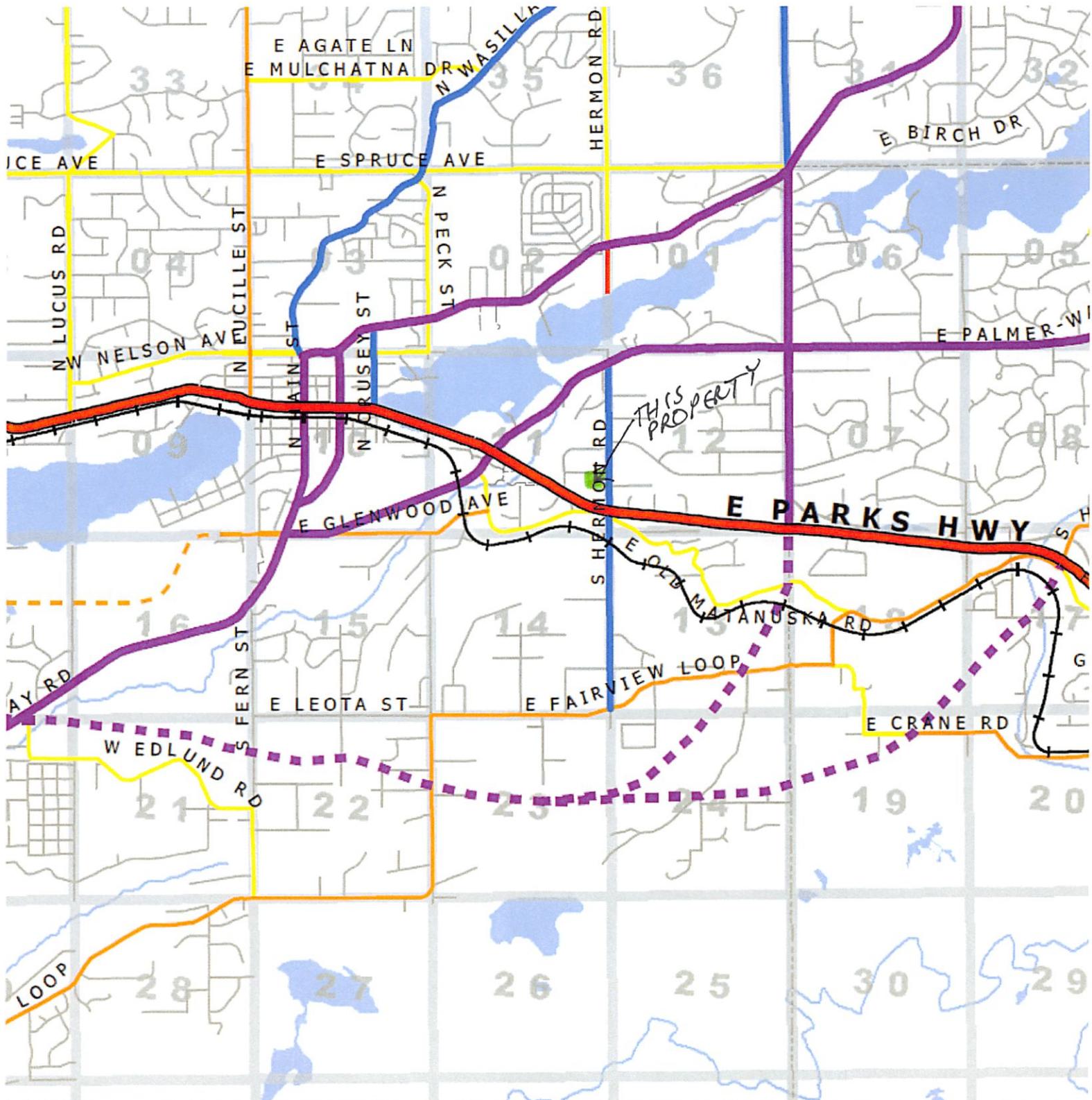
Staff recommends approval of the preliminary plat of 900 Tower Road, contingent upon:

1. Pay mailing and advertising fee.
2. Place a plat note that Lot 1 is prohibited direct access onto S. Hermon Road.

3. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
4. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fees; payable to DNR.
6. Submit final plat in full compliance with Title 43.



EXHIBIT A-2



DARK BLUE = MINOR ARTERIAL

OHSP

EXHIBIT B

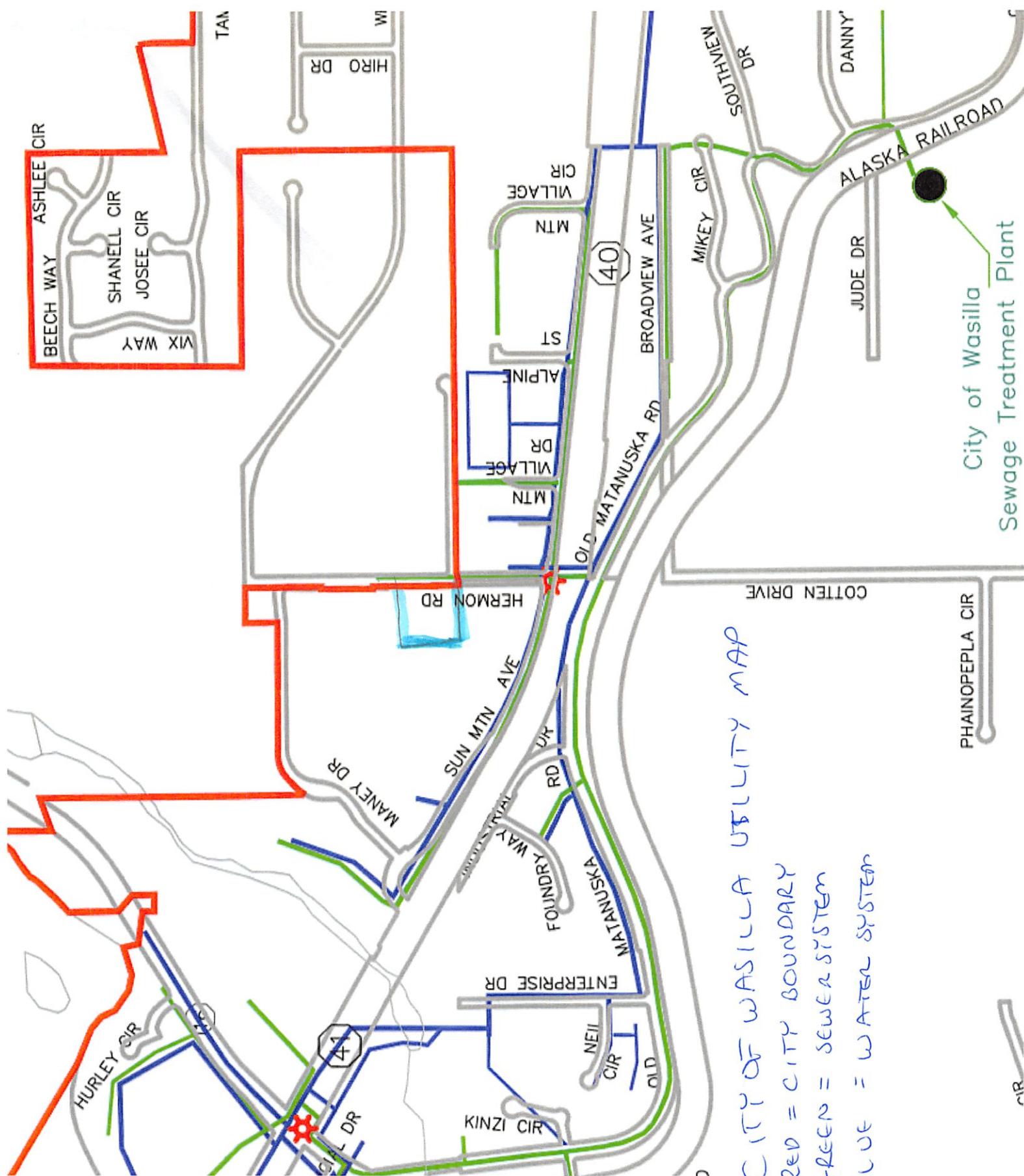


EXHIBIT C

Peggy Horton

From: Jamie Taylor
Sent: Monday, October 5, 2020 7:21 PM
To: Peggy Horton
Subject: RE: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

No new access to Hermon Road.

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Thursday, September 17, 2020 8:50 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

Good Morning,

The link below will take you to a request for comments for a two-lot subdivision in the City of Wasilla. Please review and provide any comments by October 5, 2020.p

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EmU2OJIQPwNCpCkMEqUV7u8BS6hGPJxeaX570tp0ZEF7wg?e=hnyAwY

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Peggy Horton
Platting Technician
907-861-7881

EXHIBIT D

Peggy Horton

From: Fire Code
Sent: Wednesday, September 23, 2020 12:37 PM
To: Peggy Horton
Subject: RE: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

Peggy,
Fire and Life Safety has no issue with this.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Thursday, September 17, 2020 8:50 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

Good Morning,
The link below will take you to a request for comments for a two-lot subdivision in the City of Wasilla. Please review and provide any comments by October 5, 2020.p
https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EmU2OJlQPwNCpCkMEqUV7u8BS6hGPJxeaX570tp0ZEF7wg?e=hnyAwY

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Peggy Horton

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Monday, September 21, 2020 1:50 PM
To: Peggy Horton
Subject: FW: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

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

Peggy,

The City Planning Department does not have any comments. The Public Works Department will send their comments in a separate email.

Thanks,
Tina

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



From: Planning <Planning@ci.wasilla.ak.us>
Sent: Thursday, September 17, 2020 8:58 AM
To: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Subject: RE: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

Tahirih Revet
Planning Clerk
City of Wasilla Planning Department
290 E. Herning Ave., Wasilla, AK 99654
(907) 373-9020
(907) 373-9021 fax

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Thursday, September 17, 2020 8:50 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>

EXHIBIT F

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, September 22, 2020 8:01 AM
To: Peggy Horton
Subject: RE: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

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

Hello,

MTA has reviewed the plat for 900 Tower Road. MTA has no comments at this time.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Thursday, September 17, 2020 8:50 AM
To: regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; davemtp@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; George McKee <George.McKee@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>
Subject: Request for Comments for 900 Tower Rd Case #2020-135 Tech: PH

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

EXHIBIT G



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

October 5, 2020

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Abbreviated plat and has no comments or recommendations.

- **900 Tower Road**
(MSB Case # 2020-135)

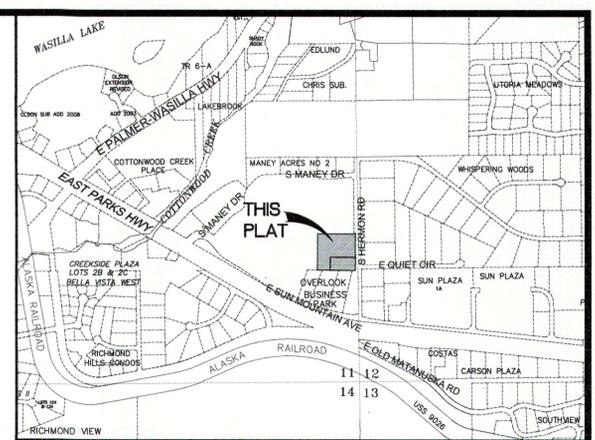
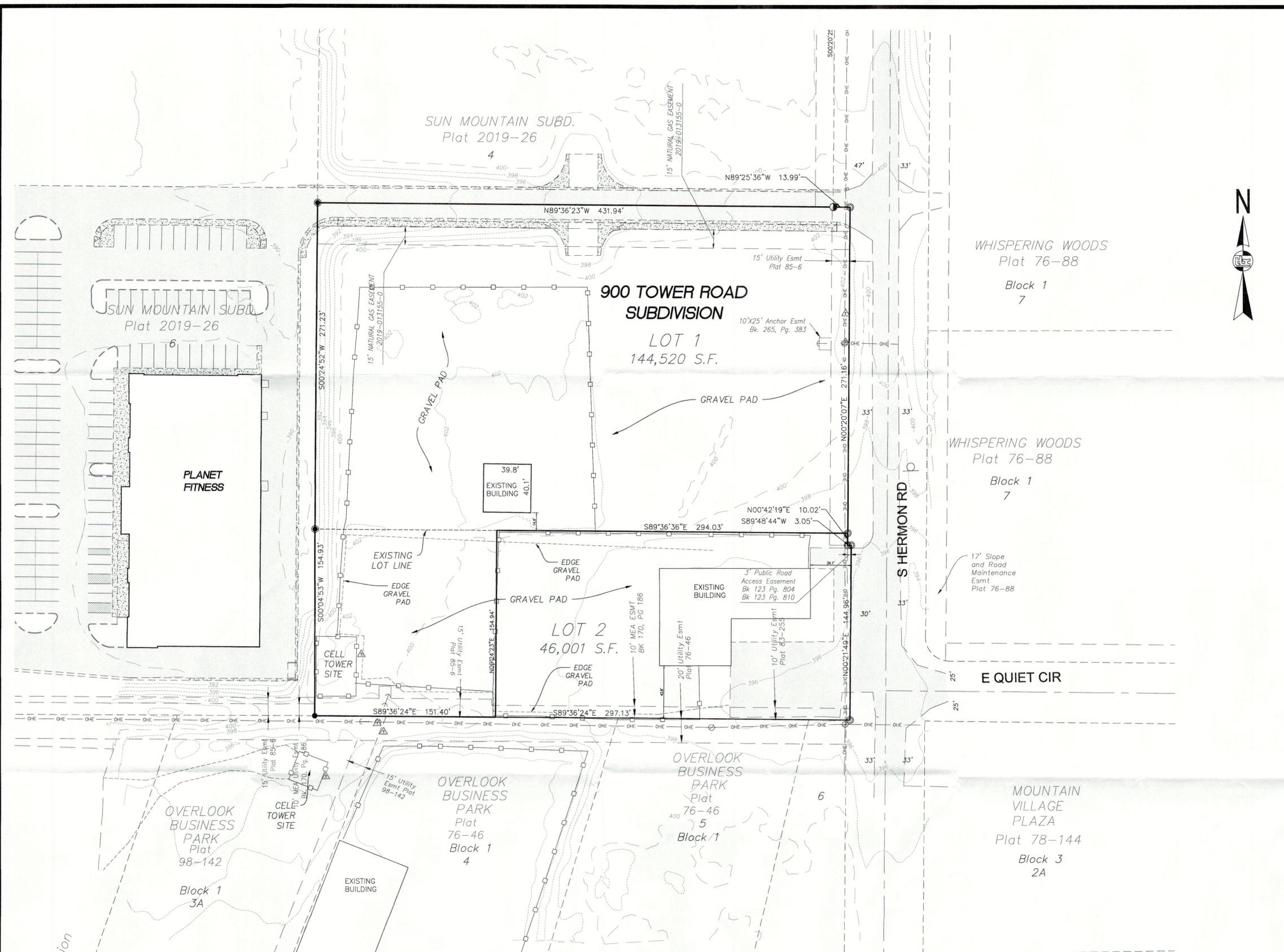
If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT H



Section 11, T17N, R01W, S.M. **VICINITY MAP**
 SCALE: 1"=1000'
 TAX MAP WA11



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

LOT	OWNER	NAME	TITLE
LOT 5, SUN MOUNTAIN SUBDIVISION	SUN MOUNTAIN DEVELOPMENT GROUP 16633 VENTURA BLVD., SUITE 1014 ENCINO, CA., 91436		
DATE			
LOT 2, THEO ACRES SUBDIVISION	900 TOWER HOLDINGS, LLC P.O. BOX 260770 ENCINO, CA., 91426		
DATE			

LEGEND

	TELEPHONE PEDESTAL
	ELECTRICAL PEDESTAL
	UTILITY POLE
	GUY ANCHOR
	CHAINLINK FENCE
	OVERHEAD UTILITY LINE
	GRAVEL ROAD
	PAVED SURFACE
	CONCRETE
	STREET SIGN
	STREET LIGHT
	5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "BOUTET-LS9020"
	FOUND 5/8" REBAR
	FOUND 5/8" X 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "BULL MOOSE LS 10609"
	CONTOUR ELEVATION (2 FOOT INTERVAL)

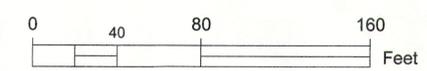
RECEIVED
 SEP - 9 2020
 PLATTING

SURVEYORS CERTIFICATE
 I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



9/8/2020

- NOTES:**
- THERE IS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION ON THIS PROPERTY, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, RECORDED 2/17/1962 AT BK. 29, PG. 41.
 - THERE IS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION ON THIS PROPERTY, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, RECORDED 11/13/1984 AT BK. 389, PG. 615.
 - THERE IS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION ON THIS PROPERTY, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, RECORDED 6/18/2019 AT SERIAL NUMBER 2019-012386-0.
 - THERE IS A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION ON THIS PROPERTY, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, RECORDED 9/20/2019 AT SERIAL NUMBER 2019-020912-0.



Preliminary Plat of:
900 Tower Road Subdivision
 Lots 1&2
 A Subdivision of:
 Lot 2 Theo Acres, per plat 2014-49, and Lot 5, Sun Mountain Subdivision, per plat 2019-26, all Located in Section 11, Township 17 North, Range 1 West, Seward Meridian, Palmer Recording District, Alaska
 Containing 4.37 acres, more or less

Agenda Copy

Tax Map: WA11
Scale: 1"=40'
Drawn: TH / Checked: JZ
FB/Page:
Date: 1/3/2020
MSB Case No.: N/A
SHEET: 1 of 1

Agenda Copy

The Boutet Company, Inc.
 601 E 57th Place #102
 Anchorage, AK 99518
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 F: 907-522-8775
 License No. AECC957