



# CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: (907) 373-9050  
FAX: (907) 373-0788

## COUNCIL MEMORANDUM NO. 90-02

FROM: Administration

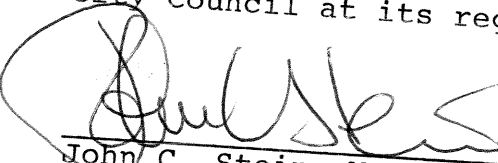
DATE: December 18, 1989

SUBJECT: Vacation of a Portion of Vixen Circle

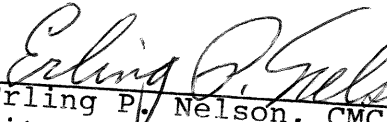
On December 7, 1989, the Platting Board approved the vacation for Vixen Circle Extension located within Ravenswood and Independence Estates Subdivisions.

Recommend: That Council not object to the vacation of the cul-de-sac bulb of Vixen Circle.

I certify that the above action was approved by the Wasilla City Council at its regular meeting of January 8, 1990.

  
John C. Stein, Mayor

ATTEST:

  
Erling P. Nelson, CMC  
City Clerk

JCS:EPN/mdh



# Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9650

## PLANNING DEPARTMENT PLATTING DIVISION

December 14, 1989

City Council  
City of Wasilla  
290 East Herning  
Wasilla, AK 99687

RECEIVED

DEC 18 1989

City of Wasilla, Alaska

Re: Vacation of a Portion of Vixen Circle

Dear Sirs:

On December 7, 1989, the Platting Board approved the vacation for Vixen Circle Extension located within Ravenswood & Independence Estates Subdivision located in Section 15, T17N, R1W, S.M. AK. This vacation petition was approved contingent upon:

- 1 DEC approval and copies of all submittal data provided to the Platting Division.
- 2 Resubmittal of topo with seal and signature of registered surveyor.
- 3 Change Vixen Circle to Vixen Way.
- 4 The temporary cul-de-sac will remain in place until the road is constructed.
- 5 Obtain Development Permit from City of Wasilla prior to construction.
- 6 Include the township, range and section and the Palmer Recording District within the title block.
- 7 Approval by the City of Wasilla within 30 days from Platting Board approval.
- 8 Recordation of a vacation resolution simultaneously with the plat.
- 9 Submittal of a final plat in full compliance with Title 16.

FINDINGS FOR THE VACATION ARE:

This vacation is not subject to approval by the MSB Assembly, however, those standards are being used for findings.

1. MSB 16.15.035 (B). A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use.

(1) The Borough Assembly will ordinarily approve vacations of public rights of way if:

(a) The vacation is conducted upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or

1. Approval is contingent upon the submittal of a final plat. Equal and better access is being provided by this vacation and extension of Vixen Way.

(b) The surrounding area is fully developed and all planned or needed rights of way and utilities are constructed; or

1. This area is fully developed and the r/o/w and utilities are constructed.

(c) The right of way is not being used, a road is impossible or impractical to construct and alternative access has been provided.

1 The cul-de-sac bulb is currently being used as a turnaround. The purpose of vacating this bulb is to extend Vixen Way to intersect with Snowbird Lane. The cul-de-sac bulb will no longer be necessary.

2 No objections have been received by any governmental agencies.

3 The vacation of the cul-de-sac bulb will be necessary in order to extend Vixen Circle, providing better access to surrounding property owners.

4 Further finding by the Board is since this action will provide access from 2 ways this plat is providing better access.

All attendant data, including Platting Board minutes, staff review, vicinity maps and agency comments area attached.

If we do not hear from you within 30 days, we will assume the city has no objections to the vacation request.

Sincerely,



Rick Brown  
Chief of Platting

D. WEST LAKE SUBDIVISION AND PATENT RESERVATION  
VACATION

Mr. Brown reminded the Board that this case had been withdrawn by the petitioner to be heard at the January 4, 1990 meeting and suggested that the Board open the public hearing and continue to the 1/4/90 meeting.

Mr. Brown stated that on 11/15/89, nine letters were mailed out, none have been returned and no objections received.

Chairman Tucker opened the public hearing, no one present to speak the public hearing was closed.

Mr. Lively moved to continue the hearing to 1/4/90 per the petitioners request. Mr. Maw seconded the motion. Voting on the motion, it passed unanimously.

E. VIXEN CIRCLE EXTENSION

Mr. Brown stated that on 11/15/89, 52 letters were mailed out, one has been returned and one objection has been received.

Ms. Cook gave the overview of this case.

Chairman Tucker opened the public hearing.

Russ Ament, a resident in this area on Vixen Circle, spoke against the requested vacation and construction of a through road. Mr. Ament stated that he is very much opposed to the road being done and read a petition to the Board from the neighbors who are opposed to the extension of this road. Mr. Ament is concerned that the extension of this road might jeopardize his quality of life in the subdivision. Mr. Ament submitted the petition and requested that the staff provide him with a copy of the petition.

No one else present to speak, Chairman Tucker closed the public hearing.

Mr. Erling Nelson, representing the City of Wasilla, stated he was available to answer questions if necessary.

John Shadrach, representing the City of Wasilla and surveyor for this project, spoke to the Board.

Mr. Strother stated that #6 be deleted, and #4, that the temporary cul-de-sac right of way be maintained and a dedicated r/o/w be continued to Snowbird until such time as the City of Wasilla does construct and the r/o/w of the cul-de-sac bulb will at that time will be terminated.

Mr. Maw asked if the City would be required to provide a subdivision agreement because the road would not be constructed when the plat is recorded.

Mr. Strother stated that he felt that this could be considered a stub road.

Mr. Shadrach stated that he has no problems with the staff recommendations but within staff review findings, #4, the true physical access is not Althea but is Fairview Way and is about 2 miles from Knik Goose Bay Road to the subdivision. Mr. Shadrach stated he did not mind submitting topo with his seal but that he had submitted 8 already.

Mr. Maw asked the reason for this request.

Mr. Shadrach advised the City was trying to set up a loop to provide better access in this area by providing two access points, and for better access for school bus and emergency service vehicles.

Mr. Lively asked if there were any covenants in this area which would prohibit this action.

Mr. Shadrach stated that there were no covenants which would prohibit this action and that none of the lots would lose area by this action.

Mr. Shadrach gave the history of this case explaining the request from the City of Wasilla.

Discussion followed concerning the building of the road without the vacation process.

Mr. Brown stated that the road could be built by dedication and construction and there would be no need for a petition to vacate the cul-de-sac bulb.

Mr. Lively pointed out that the owner of Lot 9 is entitled to subdivide his parcel and to provide access through that lot to Snowbird Lane.

Mr. Ament states that he doesn't understand the consideration that a record owner could put a road through his own lot to connect with another road.

Mr. Shadrach stated that the property owner in Independence Estates, which is involved, has already given his consent to the vacation and subdivision.

Discussion followed on property owners rights as long as they are not prohibited by covenants or other zoning considerations.

Mr. Shadrach continued with staff recommendation #9 requesting that it would not be necessary if the plat was done with the temporary cul-de-sac.

Mr. Maw explained that this bulb is still public property and would still require a vacation.

Mr. Strother explained that the easement on the temporary cul-de-sac would be terminated upon extension of the road.

Mr. Shadrach continued to state that the city would like to make the decision on the road name change requested within #3 concerning road names.

Ms. Scorup moved to accept this case, contingent upon staff recommendations 1-10; changing #4 to read "The temporary cul-de-sac will remain in place until the road is constructed"; and delete 6; with findings as presented and further since it would provide access from 2 ways this plat is providing better access. Mr. Lively seconded. Voting on the motion, it passed unanimously for.

F. VACATION OF A PORTION OF SHADY NOOK CIRCLE

~~Mr. Brown stated that on 11/15/89, 22 letters were mailed out, one has been returned and no objections have been received although Mrs. Kesler had advised staff she would attend the meeting and voice her objections at that time.~~

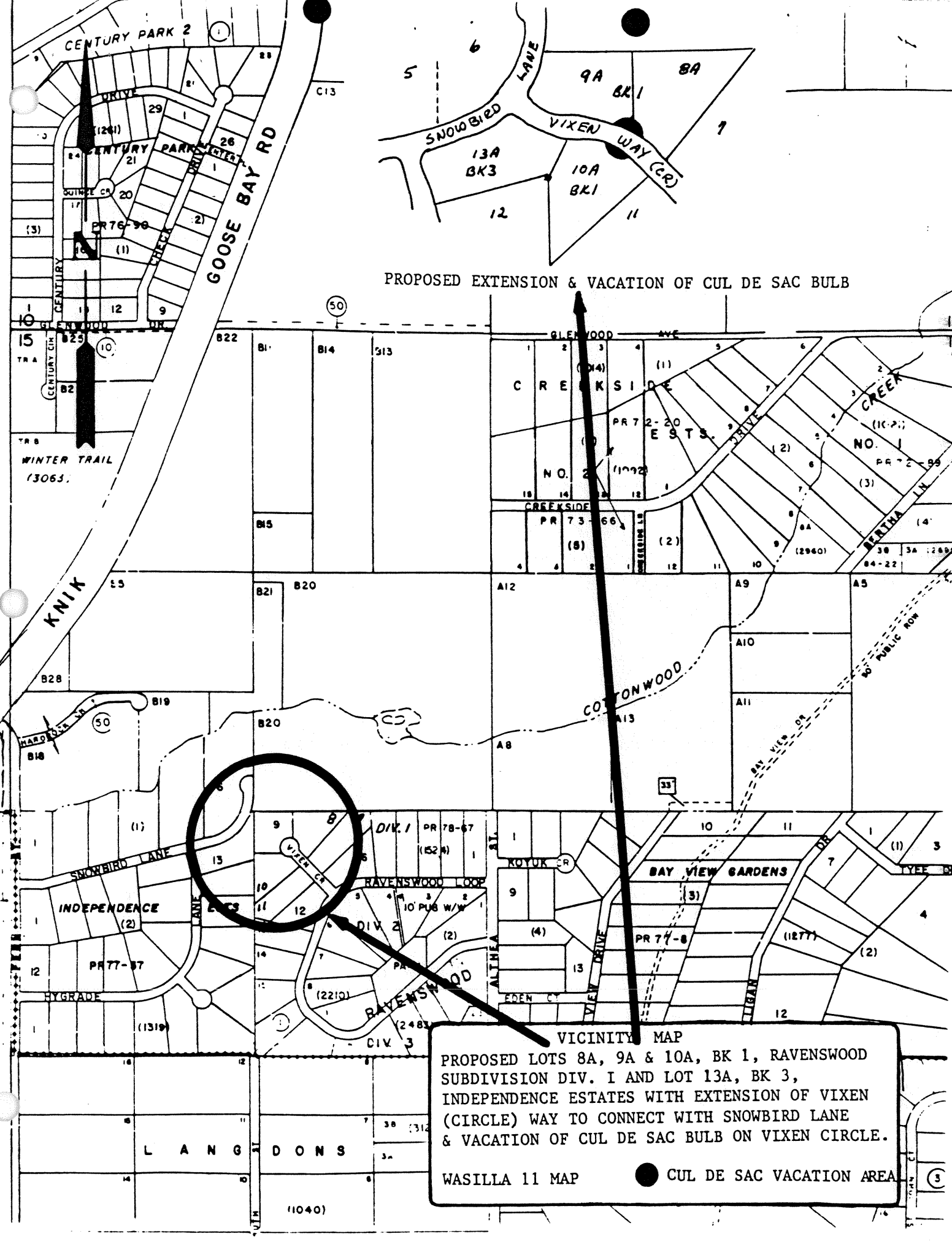
~~Mr. Brown gave the background and overview for this case. Mr. Brown requested that Mr. Strother explain the ramifications of the disagreement between Mr. Colberg's surveyor and the Borough Surveyor.~~

~~Mr. Strother stated that the construction within this bird's mouth is covered by Mr. Colberg's encroachment permit to allow his septic system and driveway to be within this area but the Borough Attorney has advised that this vacation request would have to be a separate action.~~

~~Mr. Strother, using graphics, explained the problem of the disagreement between the surveyors.~~

~~Chairman Tucker opened the public hearing.~~

~~Ms. Betty McKean, objecting to this action, requested that she be allowed to speak a second time, after everyone else had spoken. Ms. McKean continued to state that this case is in litigation and she is requesting that the Board drop this case until the court case is settled. Ms. McKean continued to speak forcefully against this action and quoted Borough and State Statutes.~~



PROPOSED EXTENSION & VACATION OF CUL DE SAC BULB

VICINITY MAP  
 PROPOSED LOTS 8A, 9A & 10A, BK 1, RAVENSWOOD  
 SUBDIVISION DIV. I AND LOT 13A, BK 3,  
 INDEPENDENCE ESTATES WITH EXTENSION OF VIXEN  
 (CIRCLE) WAY TO CONNECT WITH SNOWBIRD LANE  
 & VACATION OF CUL DE SAC BULB ON VIXEN CIRCLE.  
 WASILLA 11 MAP ● CUL DE SAC VACATION AREA



# Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9650

## PLANNING DEPARTMENT PLATTING DIVISION

Dec 11, 1989

### NOTIFICATION OF PLATTING BOARD ACTION

John Shadrach  
P O Box 871497  
Wasilla, Ak 99687

Re: Vixen Circle Vac/Resub  
Case # POH 0

Action taken by the Platting Board on Dec 7, 1989 is as follows:

The VACATION AND RESUBDIVISION was APPROVED CONTINGENT.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.38. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

- 1 Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works.
- 2 Payment of a 2% fee based upon the approved estimate submitted.
- 3 Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Yours truly,

Rick Brown  
Chief of Platting

cc: Eldor & Laura Hulke; Russell & MM Ament; John Horan; Michael Palmquist



## CONDITIONS AND/OR REASONS:

- 1 DEC approval and copies of all submittal data provided to the Platting Division.
- 2 Resubmittal of topo with seal and signature of registered surveyor.
- 3 Change Vixen Circle to Vixen Way.
- 4 The temporary cul-de-sac will remain in place until the road is constructed.
- 5 Obtain Development Permit from City of Wasilla prior to construction.
- 6 Include the township, range and section and the Palmer Recording District within the title block.
- 7 Approval by the City of Wasilla within 30 days from Platting Board approval.
- 8 Recordation of a vacation resolution simultaneously with the plat.
- 9 Submittal of a final plat in full compliance with Title 16.

FINDINGS FOR THE VACATION ARE:

This vacation is not subject to approval by the MSB Assembly, however, those standards are being used for findings.

1. MSB 16.15.035 (B). A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use.

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(b) The surrounding area is fully developed and all planned or needed rights of way and utilities are constructed; or

1. This area is fully developed and the r/o/w and utilities are constructed.

(c) The right of way is not being used, a road is impossible or impractical to construct and alternative access has been provided.

- 1 The cul-de-sac bulb is currently being used as a turnaround. The purpose of vacating this bulb is to extend Vixen Way to intersect with Snowbird Lane. The cul-de-sac bulb will no longer be necessary.
- 2 No objections have been received by any governmental agencies.
- 3 The vacation of the cul-de-sac bulb will be necessary in order to extend Vixen Circle, providing better access to surrounding property owners.
- 4 Further finding by the Board is since this action will provide access from 2 ways this plat is providing better access.

STAFF REVIEW AND RECOMMENDATION  
PLATTING BOARD  
DECEMBER 7, 1989

PRELIMINARY PLAT: Vixen Circle Extension and the vacation of  
the cul-de-sac bulb on Vixen Circle  
LEGAL DESCRIPTION: W/in Section 15, T17N, R1W, S.M. AK.

PETITIONERS: John Shadrach, John Horan, Mike Palmquist,  
Russell Amen, Eldor & Laura Hulke  
SURVEYOR/ENGINEER: John Shadrach

ACRES: 3.97 PARCELS: 4

REVIEWED BY: K. Cook

\*\*\*\*\*

REQUESTS FOR COMMENTS WERE SENT TO:

FEDERAL: Corps of Engineers (Wetlands & Flood Plain)  
CITIES: Wasilla  
UTILITIES: MEA; MTA; Enstar  
BOROUGH: Parks & Outdoor Rec; DPW; Planning Department;  
Cultural Resources; Emergency Medical Services  
FIRE SERVICE AREAS: Wasilla

AGENCY COMMENTS: Responses were received from:

FED Corps of Engineers: This property is located in Zone C,  
an area of minimal flood hazard, as designated by the  
Federal Insurance Administration. However, buildings in  
this area could be flooded by severe, concentrated rain-  
fall coupled with failure of local drainage systems.  
Flood insurance is available but is not required by  
regulation, although lenders may require the insurance to  
protect their investment. If we can be of further assis-  
tance, please contact my staff at 753-2612.

UTI MTA; MTA to be provided with copy of recorded plat.

MEA: See Exhibit A.

MSB Planning: Planning has no objection.

Public Lands: No objection to this proposed action.

V - E

Code Compliance: No objection from Code Compliance, however, it should be taken into consideration that this will increase traffic going through Independence Estates.

Coastal Mgmt: See Exhibit B.

Parks & Rec Div: Reviewed with no objection, logical request.

Parks & Rec Board: No objection to this action.

Cultural Resources: We have reviewed the referenced plat for conflicts with cultural resources. We believe that this plat will not result in impact to any known historic or archaeological properties. This assessment is based on an examination of our records of currently known resources and knowledge about past settlement and subsistence patterns of the area. However, should any cultural resources be encountered during any work on this plat, we request that the Cultural Resources Division be notified. If you have any questions or comments please give us a call at 745-9681. Thank you for your cooperation.

DPW: Dimensional survey data, as shown on the preliminary plat of Snowbird Lane Extension precludes any mathematical, dimensional accuracy check. When provided a plat reflecting such data as identified in MSB 16.15.050 (final plat submittal) a mathematical, dimensional accuracy check will be accomplished. It would appear MSB 16.20.100, .120 and .140 as well as section 003 of the MSB Subdivision Construction Manual require the existence or construction of a street to Residential Street Standards with a 50 foot public right-of-way as regards Vixen Circle to Snowbird lane. A traffic flow ADT estimate should be provided. If a higher ADT is estimated, Residential Sub-collector or Collector Standard roads may be required.

STAFF REVIEW FINDINGS:

- 1 The purpose of this plat is to extend Vixen Circle to connect with Snowbird Lane and to vacate the cul-de-sac bulb on Vixen Circle. The proposed vacation and resubdivision will be known as Lots 8A, 9A, 10A, Block 1, Ravenswood Subdivision Division 1 and Lot 13A, Block 3, Independence Estates.
- 2 The extension of Vixen Circle will create new lot configurations for four lots within Ravenswood Division 1 and Independence Estates as depicted on the proposed plat.

- 3 Topo has been provided on the preliminary plat, however, it has not been sealed and signed by the registered surveyor.
- 4 At this time, access to lots within Ravenswood Division 1 is by way of Fern Street south to Leota Street (south of Langdons Subdivision), then north to Althea Street, a distance of approximately 1½ miles. This proposed extension would provide access to Ravenswood via Snowbird Lane to Vixen Circle.
- 5 If this proposal is approved, Vixen Circle will need to be changed to Vixen Way.
- 6 An objection has been received from Roger Ippisch, owner of Lot 7, Block 3, Independence Estates. He has raised questions about increased traffic volume and costs involved. The City of Wasilla will be incurring the construction costs. See Exhibit C.
- 7 DPW has commented and have requested that the average daily traffic (ADT) be provided and the road standard to be determined at that time by DPW.
- 8 This proposed subdivision is within the City of Wasilla, therefore, a development permit will be required from the city prior to the commencement of construction.
- 9 MEA has provided comments through Exhibit A. There is an existing underground power line located along the east boundary of Snowbird Lane. They are requesting a permit be obtained from MSB and copy provided to them prior to construction. They have also requested a 15' utility easement along the north boundary of Lots 13A & 10A.
- 10 This plat is within the Palmer Recording District and this will need to be included on the final plat.
- 11 The township, range and section has not been placed within the title block. This will need to be placed on the final plat.

STAFF RECOMMENDATIONS: Platting Division recommends the approval of the plat with the extension of Vixen Circle and vacation of the cul-de-sac bulb on Vixen Circle subject to:

- 1 DEC approval and copies of all submittal data provided to the Platting Division.

- 2 Resubmittal of topo with seal and signature of registered surveyor.
- 3 Change Vixen Circle to Vixen Way.
- 4 Comply with DPW comments and resolve road standards with that department. (See Agency Comments)
- 5 Obtain Development Permit from City of Wasilla prior to construction.
- 6 Obtain utility permit from MSB Dept of Public Works and provide copy to MEA prior to construction.
- 7 Include the township, range and section and the Palmer Recording District within the title block.
- 8 Approval by the City of Wasilla within 30 days from Platting Board approval.
- 9 Recordation of a vacation resolution simultaneously with the plat.
- 10 Submittal of a final plat in full compliance with Title 16.

FINDINGS FOR THE VACATION ARE:

This vacation is not subject to approval by the MSB Assembly, however, those standards are being used for findings.

1. MSB 16.15.035 (B). A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use.
  - (1) The Borough Assembly will ordinarily approve vacations of public rights of way if:
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2 No objections have been received by any governmental agencies.

3 The vacation of the cul-de-sac bulb will be necessary in order to extend Vixen Circle, providing better access to surrounding property owners.



# MATANUSKA ELECTRIC ASSOCIATION, INC.

P.O. BOX 2929  
163 EAST INDUSTRIAL WAY  
PALMER, ALASKA 99645-2929

TEL: (907) 745-3231  
FAX: (907) 745-9328

Handwritten notes and signatures in the top right corner, including the date '11/14/89' and initials 'D.E.I.' and 'P.H.D.'.

November 14, 1989

Mr. Rick Brown  
Chief of Platting  
Matanuska Susitna Borough  
Development Services Department  
P. O. Box 1608  
Palmer, Alaska 99645

SUBJECT: Snowbird Lane Extension, Ravenswood and  
Independence Estates Subdivisions.

Matanuska Electric Association, Inc. (MEA) would like to submit the following  
comments on the Subject plat:

There is a existing MEA underground (UG) power line within  
the existing platted utility easement located along the  
easterly side of Snowbird Lane in Independence Estates  
Subdivision. The proposed extension of Vixen Circle in  
Ravenswood Subdivision to connect with Snowbird Lane will  
cross over this UG line. Any relocation or improvement  
costs to this line due to the construction of this proposed road  
will have to be borne by the developer. In addition it is  
requested that the developer be required to provide MEA  
with a unrestricted, fee free permit from the Matanuska  
Susitna Borough for the existing UG line across the proposed  
Vixen Circle extension.

It is also requested that the proposed utility easement along  
the South side of the proposed Vixen Circle extension be 15  
feet in width rather than 10 feet.

Thank you for the opportunity to comment on this proposed plat. Please contact this  
office if you have any further questions.

*David E. Ingalls*  
David E. Ingalls  
Real Estate and Properties Officer

DI:BB  
302A.111489.313i  
Attachment

*Handwritten signature or initials*





# Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9652

## PUBLIC LANDS/CODE COMPLIANCE

11/3/89  
gsc  
dw

TO: Rick Brown, Chief of Platting

FROM: Dawn U. Webster, Acting Coastal Management Coordinator *dw*

DATE: November 3, 1989

SUBJECT: DECISION AND WRITTEN ANALYSIS - PROJECT IS CONSISTENT WITH STIPULATIONS WITH MSB COASTAL MANAGEMENT PLAN

PROJECT ID: SNOWBIRD LANE EXTENSION

LOCATION: 17N01W15 Property ID # N/A

FIRM # 9855C ZONE: C

According to the information provided by the applicant for the above referenced project, a written analysis is required for a determination of consistency with the Matanuska-Susitna Borough Coastal Management Plan (MSBCMP) for this proposal.

In accordance with MSBCMP, Sections 5 and 7, this project is found to be consistent with the MSBCMP, subject to the following stipulations:

1. The project or action must comply with all rules applicable to special land use districts or geographic areas affected, including but not limited to MSB Titles 16 and 17.
2. This project or action must comply with all rules applicable to the affected uses, activities, habitats and resources, including but not limited to requirements of the Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, U.S. Corps of Engineers and the U.S. Environmental Protection Agency.

This decision does not relieve the applicant from requirements of any other required local, state or federal review or permits for the proposed project. A Coastal Management Plan consistency determination by the State of Alaska may also be required.

Any changes in the execution of this project from the proposal reviewed for this decision will void this decision and will constitute cause for further review and/or initiation of enforcement actions against violations of Borough, State or Federal ordinances.

dw/

*Exhibit B*

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

PETITIONERS: John Shadrach; John Horan; Mike Palmquist; Russell Ament;  
Eldor & Laura Huike

REQUEST: To extend Vixen Circle within Ravenswood Subdivision Division I to connect with Snowbird Lane in Independence Estates; to vacate the cul-de-sac bulb on Vixen Circle and combine the vacated r/o/w w/in the the adjoining lots and any variances necessary for the approval of the preliminary plat. Proposed resubdivision to be known as Lots 8A, 9A, and 10A, Block 1, Ravenswood Subdivision Division I and Lot 13A, Independence Estates.

TOTAL AREA: 3.97 Acres LOCATION: W/in Section 15, T17N R1W, S.M. Ak. south of Cottonwood Creek, east of Bay View Gardens Subdivision and north of Landgons Subdivision.

COMMUNITY COUNCIL AREA: City of Wasilla

The Matanuska-Susitna **Platting Board** will hold a public hearing on the proposed **VACATION & RESUBDIVISION** at 8:30 A.M. on **DECEMBER 7, 1989** in the **Assembly Chambers** located in the Borough Offices, 350 East Dahlia Avenue, Palmer, Alaska.

We are sending you this notice as required by State Law and Borough Ordinances because your property is within the subdivision or within 600' of the petition area. This will be the only public hearing before the **Platting Board** and you are invited to appear.

If you would like to send us comments about the proposed action, this form may be used for convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, Box 1608, Palmer, Alaska. If there is not enough room below please attach this sheet to another piece of paper.

NAME: Roger Ippisch : ADDRESS: HC30 Box 5596, Wasilla, AK 99687-9712

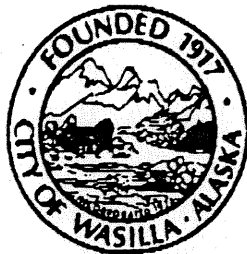
LEGAL DESCRIPTION: 1319B03L007 (T17N, R1W, Sec. 15)

COMMENTS:

I oppose construction of this road because of the increased traffic through our residential area. One of the reasons I chose to live in Independence Estates was that there was no through traffic.

Even though the Knik Road Gas LID made the construction of this road possible, a road is not necessary for the gas line. Why not just a utility easement? Who is going to pay for the construction of this road?

*Robert C.*



### CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: (907) 373-9050  
FAX: (907) 373-0788  
RESOLUTION NO. 89-08

MATANUSKA-SUSITNA BOROUGH	
Date Rec'd: 11/14/89	JSC
Noted By: [Signature]	port

A RESOLUTION OF THE PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA GRANTING MAJOR DEVELOPMENT PERMIT #D8930 ACCORDING TO THE CITY OF WASILLA DEVELOPMENT CODE (MSB. 17.43).

WHEREAS, An application has been received from the City of Wasilla requesting a Major Development Permit for the replat and extension of Vixen Circle to Snowbird Lane, realignment of east end of Snowbird Lane into a cul-de-sac (Vixen Circle) and replat of adjoining lots in Ravenswood Subdivision and Independence Estates; and

WHEREAS, The request has been duly advertised and a public hearing was held on November 14, 1989; and

WHEREAS, This application meets all Standards required for a Major Development permit under Wasilla Development Code 17.43.519; and

WHEREAS, The Planning and Utilities Commission grants a Major Development permit with the following conditions:

- 1) The utility easement along the north property lines of Lot 13A and Lot 10A be increased to 15'.
- 2) The construction of Vixen Circle extension to Snowbird Lane shall be in accordance with the Residential Street Design standards set forth in the Matanuska-Susitna Borough Subdivision Construction Manual.
- 3) Appropriate signage and drainage facilities shall be installed.
- 4) Comply with all requirements of the Matanuska-Susitna Borough Platting Board.
- 5) Comply with all applicable Federal, State, Borough, and City Laws, Statutes, Ordinances and Regulations.

NOW, THEREFORE BE IT RESOLVED, that the Planning and Utilities Commission of the City of Wasilla, Alaska does herewith approve a Major Development Permit with the above five (5) conditions to the City of Wasilla and does hereby recommend that the Matanuska-Susitna Borough Platting Board approve the project covered by Major Development Permit #D8930.

Passed and approved this 28th day of November, 1989.

APPROVED BY:

ATTEST:

Dean R. Beaulieu  
Dean R. Beaulieu, Chairman  
Wasilla Planning and  
Utilities Commission

Carol A. Port  
Carol A. Port  
Planning Clerk



# Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9652

## PUBLIC LANDS/CODE COMPLIANCE

CITY OF WASILLA  
DEVELOPMENT PERMIT - Major Development Permit

Granted To: The City of Wasilla  
Address: 290 East Herning Avenue  
Wasilla, Alaska 99537

Project Name: Vixen Circle Extension & Replat File No.: D8930

The project described in Application File No. D-8930  
is permitted with the following modification/conditions:

1. The utility easement along the north property lines of Lot 13A and Lot 10A be increased to 15'.
2. The construction of Vixen Circle extension to Snowbird Lane shall be in accordance with the Residential Street Design standards set forth in the Matanuska-Susitna Borough Subdivision Construction Manual.
3. Appropriate signage and drainage facilities shall be installed.
4. Comply with all requirements of the Matanuska-Susitna Borough Platting Board.
5. Comply with all applicable Federal, State, Borough, and City Laws, Statutes, Ordinances and Regulations.

Construction of all permitted improvements must be completed or guaranteed by November 29, 1990.

Notice: Failure to comply with any or all of the conditions attached to the permit is cause for revocation of this permit.

November 29, 1989  
(Date)

John Duff  
Planning Director,  
Matanuska-Susitna Borough

(Rev. 9/11/89)