

SUBJECT: Vacations of Utility of Easements and Water Line Easements Within Century Park #2, Lot 2A, Block 3 and Lot 8A, Block 1.

REQUESTED BY: Kristie VanGorder, City Clerk

PREPARED BY: Jamie Newman, Deputy Clerk

DATE: May 3, 2001

FOR AGENDA OF: May 14, 2001

SUMMARY:


The city has received notification of re-plat for the vacations of a 30' utility easement and a 20' water line easement located within proposed Lot 2A, Block 3 and Lot 8A, Block 1, Century Park #2.

The re-plat was sent to the public works and planning departments for comment and no concerns have been raised. It is recommended that council approve the re-plat.

FISCAL IMPACT: X No ___ Yes, amount requested:

CLERK'S RECOMMENDED ACTION: Approve the re-plat for the vacations of a 30' utility easements and a 20' water line easement located within proposed Lot 2A, Block 3 and Lot 8A, Block 1 Century Park #2.

Presented to council on 5/14/01
Action taken: Approved Denied
other: _____
Verified by JK

Administration Initial: 

Attachments: Letter from Mat-Su Borough Platting Office
Dated: April 27, 2001



OFFICE OF THE CITY CLERK

CITY OF WASILLA
290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9090
FAX: (907) 373-9092

TO: John Cramer, Deputy Administrator
Tim Krug, City Planner
Don Shiesl, Public Works Director

FROM: Jamie Newman, Deputy Clerk *Jamie*

DATE: May 3, 2001

**SUBJECT: Vacations of Utility Easements & Water Line Easements within
Century Park #2, Lot 2A, Block 2 and Lot 8A, Block 1**

Please review the attached letter from the Mat-Su Borough Platting Division regarding the vacations of utility easements and water line easements within Century Park #2.

If you have comments pertaining to this vacation, please notify me no later than May 7th. We will be presenting this request to the city council for approval at the May 14th regular council meeting.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 745-9874 • FAX 745-9876

April 27, 2001

RECEIVED

MAY 02 2001

CITY OF WASILLA, ALASKA

RECEIVED

MAY 02 2001

CITY OF WASILLA
CLERK'S OFFICE

CITY COUNCIL
CITY OF WASILLA
290 E HERNING
WASILLA, AK 99654

RE: **VACATIONS OF UTILITY EASEMENTS & WATER LINE EASEMENTS w/in
CENTURY PARK #2, LOT 2A, BLOCK 3 & LOT 8A, BLOCK 1 (PYF-0, 01 & 02)**

Dear Council Members:

On April 19, 2001, the Platting Board of the Matanuska-Susitna Borough granted the vacations of 30' utility easements and 20' water line easement located within proposed Lot 2A, Block 3 and Lot 8A, Block 1 Century Park 2, pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035. The written *notification of action* is dated April 27, 2001.

CONDITIONS OF APPROVAL

VACATION OF 30' UTILITY EASEMENTS

The Platting Board approved the request contingent on the following:

1. Resolve the relocation of underground electric with MEA and grant any new utility easements for replacement;
2. Approval by the City Council of Wasilla within 30 days of the date of written notification of Platting Board action;
3. Receipt of non-objection from Enstar Natural Gas, Co;
4. Show areas vacated on final plat.

FINDINGS

FINDING A 15' utility easement has been requested by MTA.

FINDING Non-objection and/or resolution is required from MEA.

FINDING Non-objection is required from Enstar Natural Gas, Co.

FINDING One public objection has been received, however, the city has management authority over the well.

FINDING Wasilla City Council approval is required.

FINDING The petitioner is in agreement with the recommendations.

VACATION OF 20' WATER LINE EASEMENT

1. Approval of the City Council of Wasilla within 30 days of the date of written Platting Board notification of action;
2. Show areas vacated on the final plat.

FINDINGS

FINDING The city of Wasilla is the applicant and the City Council has the final approval authority on the vacation.

FINDING One public objection has been received, however, the city has management authority over the well.

FINDING The petitioner agreed with recommendations.

PRELIMINARY PLAT

The Platting Board approved the preliminary plat of Century Park 2, Lot 2A, Block 3 and Lot 8A, Block 1 contingent upon the following:

1. Obtain *certificate to plat*;
2. Submit *final plat* in full conformance with Title 16;
3. Eliminate the 200' protective well radius.

FINDINGS

FINDING Three lots are being combined into one large lot, proposed Lot 2A, and two lots are being combined into one lot, Lot 8A.

FINDING Density is being reduced.

FINDING No objections have been received as a result of the public hearing mailing.

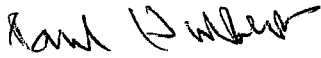
FINDING The platting Board decision is final unless appealed to the Board of Adjustments and Appeal.

FINDING The petitioner agreed with recommendations.

All pertinent data, including vicinity map, draft platting board minutes, and notification of action are attached.

If we do not hear from you within 30 days we will assume that the City of Wasilla has no objection to this vacation.

Sincerely,



Paul Hulbert
Platting Officer

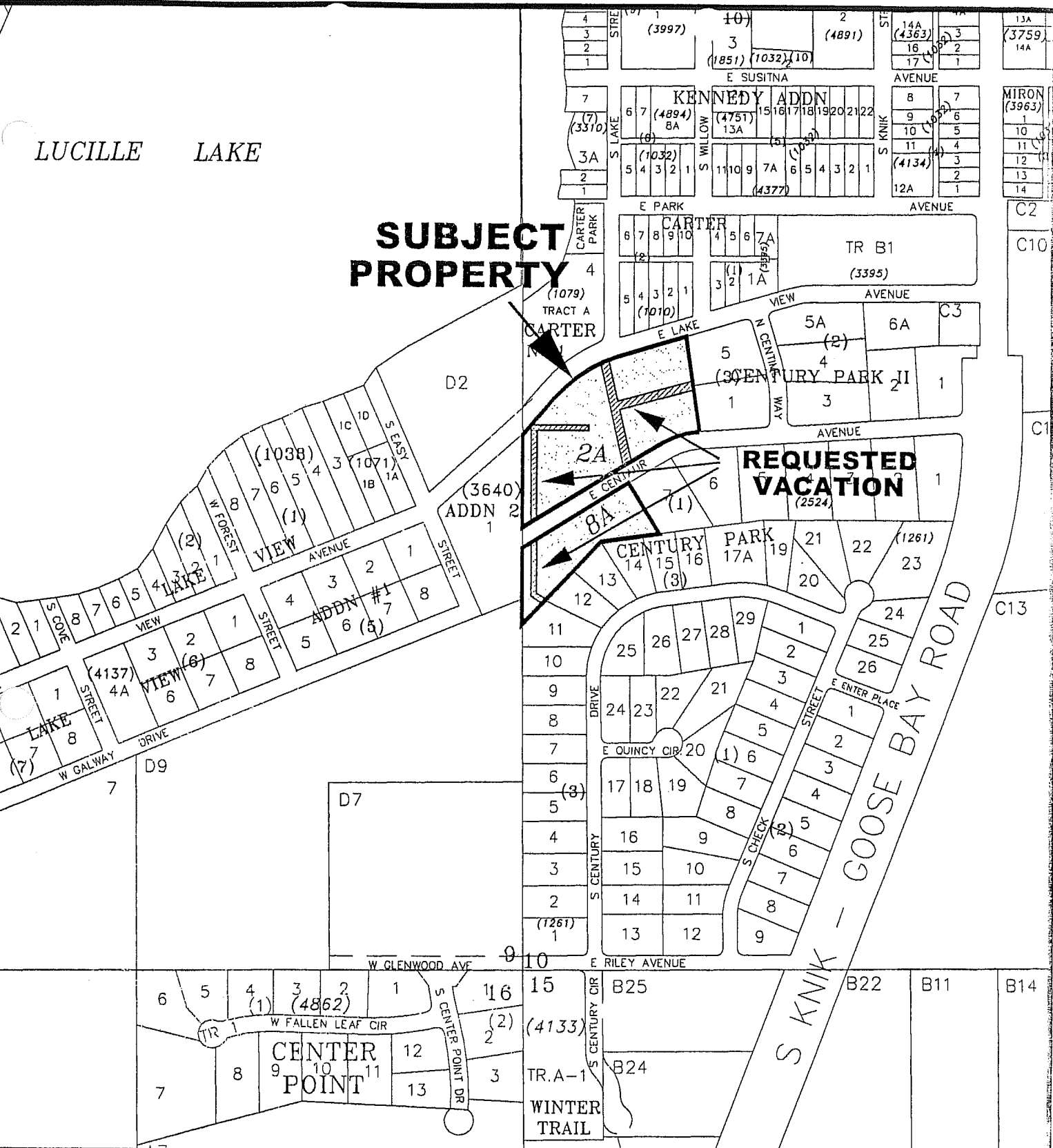
attachments

xc: W/O ENCLOSURES: JOHN SHADRACH, POB 871497, WASILLA, AK 99687

LUCILLE LAKE

SUBJECT PROPERTY

REQUESTED VACATION
(2524)



VICINITY MAP

FOR PROPOSED CENTURY PARK 2 AND VACATION
OF 20' & 30' UTILITY ESMTS LOCATED WITHIN
SECTION 10, T17N, R1W, SEWARD MERIDIAN,

ALASKA

WASILLA 11 MAP

DRAFT

CENTURY PARK 2, LOTS 2, 3, & 4, BLOCK 3, & LOTS 8 & 9, BLOCK 1

Ms. Carricaburu stated that on March 27, 2001, 70 public hearing notices were mailed. To date, one has been returned and one objection received. Mr. Hulbert gave an overview.

Ms. Roberts opened the public hearing. With no one present wishing to testify, she closed the public hearing.

John Shadrach, representing the petitioner, addressed the board, stating that they have no objections to the recommendations as presented.

Mr. Ward moved to approve the vacation of 30' utility easements contingent on four recommendations. Ms. Jenne seconded. Voting on the motion it passed.

Five findings of fact were adopted adding, "the petitioner is in agreement with the recommendations."

Mr. Ward moved to approve the vacation of 20' water line easement with two recommendations. Mr. Timmons seconded the motion. Voting on the motion it passed.

Two findings of fact were adopted adding, "the petitioner agrees."

Mr. Ward moved to approve the preliminary plat for Century Park Number 2 based on two recommendations, adding, "eliminate the 200' protective well radius." Ms. Jenne seconded the motion. Voting on the motion it passed.

Four findings of fact were adopted adding, "the petitioner agrees."

DRAFT



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 745-9874 • FAX 745-9876

April 27, 2001

NOTIFICATION OF PLATTING BOARD ACTION

DON SHIESL, DIRECTOR PUBLIC WORKS
CITY OF WASILLA
290 E HERNING AVE
WASILLA, AK 99654

RE: CENTURY PARK #2
L2A/B3 & L8A/B1

CS: PYF-0, 01 & 02

Action taken by the Platting Board on April 19, 2001 is as follows:

The PRELIMINARY PLAT w/VACATION was APPROVED WITH CONDITIONS (see attached)

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 15.39. 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.

Sincerely,

Paul Hulbert
Platting Officer

XC: JOHN SHADRACH, POB 871497, WASILLA, AK 99645; MSB-DPW

CONDITIONS of APPROVAL

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