



## CITY OF WASILLA

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

### INFORMATION MEMORANDUM NO. 90-07

FROM: Municipal Services

DATE: January 18, 1990

SUBJECT: Vacation of a Portion of an Alley and a Portion of  
Railroad Avenue, all within Kennedy Addition to the  
Wasilla Townsite

On January 4, 1990, the Platting Board approved the vacation for a Portion of an alley and a portion of Railroad Avenue, all within Kennedy Addition to the Wasilla Townsite.

Mr. Byers appeared before Council on September 12, 1989 requesting tentative approval from the Council for this vacation and received it.

If the Council has no objection, you need not do anything. If the Council objects to the vacation, you need to make a motion vetoing the vacation.

Erling P. Nelson, CMC  
City Clerk

EPN/mdh



# Matanuska-Susitna Borough

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

## PLANNING DEPARTMENT PLATTING DIVISION

RECEIVED

JAN 12 1990

City of Wasilla, Alaska

January 10, 1990

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

Re: Vacation of a Portion of an alley and a portion of Railroad Avenue, all within Kennedy Addition to the Wasilla Townsite.

Dear Sirs:

On January 4, 1990, the Platting Board approved the vacation for a Portion of an alley and a portion of Railroad Avenue, all within Kennedy Addition to the Wasilla Townsite.

This vacation and replat petition was approved contingent upon:

The Platting Board has granted approval of this petition to vacate and replat pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035 and 16.15.065, subject to the following conditions:

- 1 Submittal of a final plat in compliance with Title 16.
- 2 Dedicate an additional 10' on west boundary of Lots 9A and 9B.
- 3 Comply with MEA comments.
- 4 Receipt of City of Wasilla Approval within 30 days of Platting Board action.
- 5 Recordation of a vacation resolution simultaneously with the final plat.
- 6 Comply with the provisions of the City of Wasilla's Major Development Permit.
- 7 Resubmit topo indicating the locations of all improvements, etc.
- 8 Preserve all existing utility easements.

## Findings for the vacation:

This vacation complies with MSB 16.15.035(B), a dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use.

(Please note: Final approval is required from the City of Wasilla, however, the standards for vacation as written within Title 16 address Assembly approval. This criteria is being utilized for this vacation.)

1 Vacations of public rights-of-way will ordinarily be approved if the following criteria are met:

A. Criteria: The vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation.

Finding: The existing lots which border the alley and Railroad Avenue all have existing access onto the Knik-Goose Bay Road, Susitna Avenue and Boundary Street. Railroad Avenue has no existing access points.

B. Criteria: The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed.

Finding: All planned and needed rights-of-way and utilities in this area exist. The alley and the portion of Railroad Avenue being vacated are primarily used by the existing lot owners. This alley access will remain open for their usage. Additional utility easements are being given and additional right-of-way is being granted for Knik-Goose Bay Road along the west boundary of Lot 9A and 9B.

C. Criteria: The right-of-way is not being used, a road is impossible or impractical to construct and alternate access has been provided.

Finding: The portion of Railroad Avenue being vacated is not being used. The alley being vacated is primarily being used by the existing lot owners and will remain open and backed by a written agreement between the lot owners. Access is not being interrupted and additional access exists on the primary road system, which surrounds this block.

D. Finding: Agency Comments. No objections have been received.

E. Finding: City of Wasilla. These areas being vacated have been tentatively approved by the City of Wasilla and a Major Development Permit has been obtained.

1/10/90

- F. Finding: Public Need. Members of the public who visit these commercial facilities within this block access via the primary road system. The main use of the alley is by the existing lot owners and will remain open. These rights-of-way proposed for vacation are unsuitable for a park, do not provide access to water bodies and do not provide access to public lands.
- G. Findings: Effect on adjacent property. Adjacent properties are not being affected. Only those lots that front on the alley use this as access.
- H. Findings: Lot size. Lot sizes are being increased due to the combining of the vacated areas with the existing lots, thus making substandard lots under today's platting regulations more desirable.

All attendant data, including Platting Board minutes, staff review, vicinity maps and agency comments are 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

Mr. Lively moved to continue Item F, ASLS 89-231, until next meeting and request that the State of Alaska be here to answer questions of the public. Mr. Campbell seconded and requested to add a #5 to staff recommendations; show all improvements within the boundaries of these parcels. Mr. Lively, as motion maker, agreed with the friendly amendment to the motion.

The motion to continue passed unanimously.

Mr. Campbell requested staff notify those persons who had concerns whether or not the State was going to be able to be at the next meeting.

Mr. Maw moved to approve Early Sunrise contingent upon staff recommendations and amending staff recommendations for the road to be constructed to residential standards and the final configuration of the stub road be worked out with DPW and Platting. Mr. Lively seconded.

The motion passed unanimously.

Mr. Maw moved to approve ASLS 89-059 contingent upon staff recommendations. Mr. Lively seconded.

The motion passed unanimously.

The Board recessed at 9:45 AM, reconvening at 10:00.

C. VACATION OF AN ALLEY, A PORTION OF RAILROAD AVENUE AND PRELIMINARY PLAT FOR BLOCK 12, KENNEDY ADDITION TO THE WASILLA TOWNSITE SUBDIVISION.

Mr. Brown stated that on 11/29/89, 98 letters were mailed out, one has been returned and two objections have been received and are within the staff review packet.

Mr. Brown continued to give the overview of this case and requested to modify staff recommendation #2, "comply with DOT/PF as noted in their letter dated 12/6/89", the letter of 12/6/89 has been replaced, #2 should state "Comply with DOT/PF comments; on #3, "comply with MEA comments as stated in their letter dated 11/29/89", to read "comply with MEA comments", which would allow Mr. Byers to work with MEA to resolve their comments. DOT/PF in their new letter discussed the possibility of the upgrade of the Knik-Goose Bay Road and have requested an additional r/o/w for Knik-Goose Bay Road. DOT/PF continued to comment that if no additional dedication is approved that the Platting Board enforce the setbacks strictly. Mr. Brown continued to state that these lots are within the City of Wasilla, a major development permit

has been granted, and there is a video available if the Board wished to review it.

The Board stood down at 10:07 to view the video, reconvening at 10:20 AM.

Chairman Tucker opened the public hearing.

Mr. Bill Byers, petitioner for this project, spoke to the Board and answered questions regarding his development.

Discussion followed concerning the vacation of the alley and its relation to this project. Mr. Byers stated the reason for the vacation request was to install an EPA & UL approved fuel tank on his property.

Chairman Tucker closed the public hearing.

Chairman Tucker asked if Mr. Byers had any problems with staff recommendations. Mr. Byers advised that he and Mr. Brown have discussed these recommendations and with the modifications to 2 and 3 and the deletion of #8 he would be satisfied with the conditions.

Mr. Campbell asked if there were any landowners in this area who objected to this action. Mr. Brown advised that there were none.

Mr. Maw asked if Mr. Byers understood the conditions that DOT/PF wished to have imposed on this project.

Discussion followed on the conditions that DOT/PF has requested to be imposed on this project. More discussion concerning setbacks and the possibility of there were any violations of the setback requirements to code.

The consensus of the Board was that the further development of this property would be a concern of the City of Wasilla and not the Matanuska-Susitna Borough.

Lengthy discussion followed concerning the right of way of Knik Goose Bay Road and the request of DOT/PF asking for the dedication of 10' on the west line of Lots 9A & 9B to make an even 40' of r/o/w.

Mr. Campbell moved to accept the replat contingent upon Staff Recommendations 1-9; with findings as indicated, 1A, B, C, D, E, F, G, & H; deleting Staff Recommendation #2, change it to dedicate an additional 10' on west boundary of Lots 9A & 9B, rearrange 3 to "comply with MEA comments."; and delete #8.

Mr. Lively seconded the motion.

Mr. Brown asked that staff findings 1A, delete the last sentence for the vacation, to agree with the deletion of #8 in the staff recommendations. The Board concurred.

Prior to voting, Mr. Campbell read into the record finding B, adding "additional right-of-way granted for Knik-Goose Bay Road along the west boundary of Lot 9A and 9B". The motion for approval passed unanimously.

D. JIM SCHORR SUBDIVISION

Mr. Brown stated that on December 13, 1989, 19 letters were mailed out, none have been returned and no objections have been received.

Ms. Cook gave the overview of this case.

Chairman Tucker opened the public hearing.

Mr. Jim Schorr stated he has no problems with the staff recommendations.

Chairman Tucker closed the public hearing.

Discussion followed on the buffer strip of 150' along Petersville Road.

Mr. Lively moved to approve the preliminary plat for the Jim Schorr Subdivision contingent upon staff recommendations 1-10A, delete 10B, change recommendation #3 to read "providing two 60' ADL r-o-w's (one to the excluded parcel and one to the parent parcel). Mr. Campbell seconded the motion.

Discussion followed on the determination requested by staff in 10B. The consensus of the Board was that the motion, as stated, made the determination concerning access.

The motion for approval passed unanimously.

VI MISCELLANEOUS BUSINESS - NONE

VII. RECONSIDERATIONS - NONE

VIII. PERSONS TO BE HEARD - NONE

IX CHIEF OF PLATTING COMMENTS

A. MR. MOORE, BOROUGH MANAGER, & MR. DUFFY,



# Matanuska-Susitna Borough

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

## PLANNING DEPARTMENT PLATTING DIVISION

Jan 9, 1990

### NOTIFICATION OF PLATTING BOARD ACTION

Wm Byers  
450 E Railroad  
Wasilla, Ak 99687-1610

Re: Kennedy/Vac/Replat

Action taken by the Platting Board on Jan 4, 1990 is as follows:

The PRELIMINARY PLAT AND VACATION were 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: Ken DeCamp



CONDITIONS AND/OR REASONS:

The Platting Board has granted approval of this petition to vacate and replat pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035 and 16.15.065, subject to the following conditions:

- 1 Submittal of a final plat in compliance with Title 16.
- 2 Dedicate an additional 10' on west boundary of Lots 9A and 9B.
- 3 Comply with MEA comments.
- 4 Receipt of City of Wasilla Approval within 30 days of Platting Board action.
- 5 Recordation of a vacation resolution simultaneously with the final plat.
- 6 Comply with the provisions of the City of Wasilla's Major Development Permit.
- 7 Resubmit topo indicating the locations of all improvements, etc.
- 8 Preserve all existing utility easements.

Findings for the vacation:

This vacation complies with MSB 16.15.035(B), a dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use.

(Please note: Final approval is required from the City of Wasilla, however, the standards for vacation as written within Title 16 address Assembly approval. This criteria is being utilized for this vacation.)

- 1 Vacations of public rights-of-way will ordinarily be approved if the following criteria are met:

A. Criteria: The vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation.

Finding: The existing lots which border the alley and Railroad Avenue all have existing access onto the Knik-Goose Bay Road, Susitna Avenue and Boundary Street. Railroad Avenue has no existing access points.

B. Criteria: The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed.

Finding: All planned and needed rights-of-way and utilities in this area exist. The alley and the portion of Railroad Avenue being vacated are primarily used by the existing lot owners. This alley access will remain open for their usage. Additional

utility easements are being given and additional right-of-way is being granted for Knik-Goose Bay Road along the west boundary of Lot 9A and 9B.

- C. Criteria: The right-of-way is not being used, a road is impossible or impractical to construct and alternate access has been provided.

Finding: The portion of Railroad Avenue being vacated is not being used. The alley being vacated is primarily being used by the existing lot owners and will remain open and backed by a written agreement between the lot owners. Access is not being interrupted and additional access exists on the primary road system, which surrounds this block.

- D. Finding: Agency Comments. No objections have been received.
- E. Finding: City of Wasilla. These areas being vacated have been tentatively approved by the City of Wasilla and a Major Development Permit has been obtained.
- F. Finding: Public Need. Members of the public who visit these commercial facilities within this block access via the primary road system. The main use of the alley is by the existing lot owners and will remain open. These rights-of-way proposed for vacation are unsuitable for a park, do not provide access to water bodies and do not provide access to public lands.
- G. Findings: Effect on adjacent property. Adjacent properties are not being affected. Only those lots that front on the alley use this as access.
- H. Findings: Lot size. Lot sizes are being increased due to the combining of the vacated areas with the existing lots, thus making substandard lots under today's platting regulations more desirable.

STAFF REVIEW AND RECOMMENDATION  
PLATTING BOARD  
JANUARY 4, 1990

PETITION: Vacation of Public R/O/W's and Replat w/in Kennedy  
Addition to Wasilla Townsite

LEGAL DESCRIPTION: W/in Section 10, T17N, R1W, S.M. AK.

PETITIONER: Wm. Byers, et al  
SURVEYOR/ENGINEER: Ken DeCamp

ACRES: 3 + PARCELS: 12 USE: Commercial/Residential

REVIEWED BY: R. Brown

\*\*\*\*\*  
1 REQUEST: The purpose of this petition is to vacate the  
20' platted alley lying between Lots 1A, 3, 4, 5, the southern  
part of Lot 8 and Lots 10, 11, 12, 13, 14, 15 & 16, and to  
vacate the 30' platted alley and a portion of Railroad Ave  
lying between the northern part of Lot 8 and tax parcel B20 and  
Lot 9, all located within Block 12, Kennedy Addition to the  
Wasilla Townsite. Said alley and a portion of Railroad Avenue,  
if vacated, will become a portion of the adjoining lots and a  
final plat will be submitted with the new lot designations  
which are as follows; Lot 1B, 3A, 4A, 5A, 6A, 9A, 9B, 10A,  
11A, 12A, 13A & 14A, Block 12, Kennedy Addition to the Wasilla  
Townsite.

Please note; This proposed action also combines Lots 6, 7 & 8,  
and tax parcel B20 into Lot 6A & Lots 14, 15 & 16, into Lot 14A  
and splits the previously deeded Lots 9A & 9B. Lot 1B as  
referenced is the result of a previous subdivision combining  
Lots 1 & 2 into Lot 1A. This combination was accomplished by  
Plat No. 87-247. The original plat which created these lots  
and dedicated the alleys and Railroad Avenue was recorded on  
6/26/50 as Plat # W-4, Revised Plat of the Kennedy Addition to  
the Wasilla Townsite. Tax parcel B20 is the result of a prior  
vacation of a portion of Railroad Avenue which was accomplished  
by MSB Planning and Zoning Commission, Resolution # 70-7.

2 REQUESTS FOR COMMENTS WERE SENT TO:

FEDERAL: Corps of Engineers (Wetlands & Flood Plain)  
STATE OF ALASKA: Alaska Railroad; Department of Transportation  
- Anchorage; Department of Transportation - Palmer Maintenance;  
CITIES: Wasilla

V-C

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 rainfall 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 assistance, please contact my staff at 753-2612.

SOA DOT/PF See Letter dated 12/6/89

Alaska Railroad: The Alaska Railroad Corporation (ARRC) has no objection to the proposed Kennedy Addition to the Wasilla Townsite and the vacation of the alley in Block 12. Thank you for the opportunity to review and comment on this proposed change.

DEC: See letter dated 10/17/89.

CTY: Mr. Bill Byers addressed the Wasilla City Council at their regular meeting September 12, 1989 requesting their conceptual approval of vacating the alley in Block 12, Kennedy Addition. Subject to provisions of necessary utility easements, the Council had no objections to the vacation. The Council further supports a replat of the block at a time appropriate to the needs of the landowners. City of Wasilla Resolution 89-07, Major Development Permit has been issued and is attached.

UTI: MEA: See Letter dated 11/29/89.

MTA: See letter dated 11/16/89.

MSB DPW-Surveyor: No construction required - no comment or objection.

DPW-Road Service Area: No comment.

DPW-Engineering: No objection.

Planning: Planning has no objection as long as City of Wasilla approves the vacation.

Public Lands: Public Lands does not object to the vacation of this alley area, however, we would recommend Lots 9A & 9B dedicate additional r/o/w to match along Knik Goose Bay Road. The rear lot line for lots 9A & 9B might be adjusted back approximately 5 feet aligning the rear line up with Lots 10A thru 14A. If this was done it would not diminish the total area that Lots 9A & 9B would gain from this vacation process.

Code Compliance: Petitioner is in the process of obtaining required permit from the City of Wasilla. Building on Lots 3A and 4A, straddles lot lines; building on 14A was built in 1968, garage on 4 built in 1950, building on 6A built in 1962. No other comments. No setback violations exist.

Coastal Management; See letter dated 11/16/89.

Parks & Rec Division: Reviewed with no comments.

Cultural Resources: The above mentioned plat has no known cultural resources that will be affected. This conclusion was derived through research of the documented sites on file in the Matanuska-Susitna Borough Cultural Resources Division Office. If you have any questions or comments, please give us a call at 745-9665. Thank you for your cooperation.

3 DISCUSSION: This proposed vacation and replat involves three petitioners. Mr. & Mrs. Byers, who are the owners of current Lots 1A, 3, 4, 5, 6, 7, 8, 9A, 12, 13 and tax parcel B20; Mr. Gablick Sr., who is the owner of current lots 9B, 10 & 11, and Matanuska Telephone Association who is the owner of Lots 14, 15, & 16.

Mr. Gablick's son, who presently lives on, but does not own the proposed Lot 10A, has objected and offers the following comments; "Several years ago, I tried to block the fencing off of the north part of this right-of-way, I failed. Now they are trying to fence off the south part of the right-of-way, and again, I am against it. But not just because, I am against it, but because I not only need the right-of-way open; I have a legal right to have it left open. I am the one in physical residence and need the right-of-way left open for rear access

to the property. To block it off would probably violate my rights and possibly the law. Thank you kindly."

The alley at present is open and drivable from Susitna Avenue north to approximately the northeast corner of the proposed Lot 10A. At this point, the alley is blocked by a chain link fence according to Mr. Byers this portion of the alley has been blocked since 1981. Access to the alley from Railroad Avenue is also impossible due to the existence of a chain link fence. The majority of the lots involved with this replat are fenced in for security purposes due to the commercial nature of the business's involved. It would appear to staff from the site inspection conducted that the primary use of the alley is by the existing land owners.

MTA and, of course, Mr. Byers have no objection to this vacation and replat. However, Mr. Gablick Sr., is opposed if this action is a cost to him. This statement was taken during a telephone conversation at approximately 2:50 PM on 12/14/89.

This proposed action is within the City of Wasilla. On 9/12/89, Mr. Byers addressed the City Council regarding this request and requested conceptual approval of the vacation. The City Council stated; "Subject to provisions of necessary utility easements, the Council had no objections to the vacation. The Council further supports a replat of the block at a time appropriate to the needs of the land owners".

If the Platting Board approves this vacation, City of Wasilla approval is required within 30 days of Platting Board approval.

On November 28, 1989, the City of Wasilla issued a Major Development Permit, No. D8928, supported by Resolution No. 89-07 subject to the following conditions:

- 1 Retain Utility Easements.
- 2 Alley shall be split according to the State Statutes.
- 3 Provide legal access to Lots 7 & 8 or combine lots in vacation plat.
- 4 Comply with all regulations of the Matanuska-Susitna Borough Platting Board.
- 5 Comply with all Federal, State, Borough and City laws, statutes, ordinances and regulations.

MEA has indicated that they would agree to the vacation subject to:

- 1 A 20' easement along the west boundary of proposed Lots 1B, 3A, 4A, 5A & 6A.
- 2 A 5' easement along the east boundary of proposed Lots 9A, 9B, 10A, 11A, 12A, 13A, and 14A.
- 3 A 25' easement along the west boundary of proposed Lot 6, where it abuts proposed Lots 9A & 9B.

In addition to this, MEA requests to have the utility easement statement on the plat be revised to state the following; "Easements shall be provided for the existing public utilities in the alley area and shall be to the satisfaction of the utility owner". According to the drawing submitted by MEA, an existing powerline is within the alleys proposed for vacation. Current MSB Platting Regulations do not allow the these types of notes on the plat.

The existing lots which border the alley are or have city sewer and water available. These lots at present except for Lot 1A are substandard under today's regulations and the Platting Division will be recommending approval of the replat under MSB 16.15.065, Waiver of Standards for Resubdivision of Substandard Lots.

Topography, as submitted, does not reflect the existing power lines, telephone lines or any of the sewer and water lines. The topo, however, does indicate the existence of structures that would be in violation of MSB Setback Requirements.

MSB Code Compliance had the following comments: "Petitioner is in the process of obtaining required permit from the City of Wasilla, building on Lots 3A & 4A, straddles lot lines, building on 14A was built in 1968, garage on 4, built in 1950, building on 6A built in 1962. No other comments. No setback violations exist".

Based on this statement, no variances will be required.

Block 12 is bound on the north by Railroad Avenue, on the east by Boundary Street, on the south by Susitna Avenue and on the west by Main Street (Knik-Goose Bay Road). At present, the proposed Lots 1B, 4A and 6A all have existing access onto Boundary Street. The proposed Lot 14A has an existing access onto Susitna Avenue and the proposed Lots 9A, 10A, 12A and 13A all have existing access onto the Knik-Goose Bay Road. Mr.

Byers has stated that the existing drivable portion of the alley will not be blocked and all existing owners will be allowed to use it for access to their respective properties. To date, written confirmation of this has not been received.

The Department of Transportation had the following comments; "The Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has these comments:

Kennedy Addition to Wasilla Townsite, Vacation of Alley in Block 12

We have no objections to this proposed alley vacation. Due to the high traffic volume along Main Street (Knik-Goose Bay Road), we wish to consolidate driveway access to the extent practical on this road. Driveway access from Lots 9A and 14A to Main Street will not be permitted. These lots should be accessed from Railroad Avenue and Susitna Avenue, respectively. Driveway access from Lots 9B, & 10A and 11A to Main Street will be permitted via one common driveway. An access easement should be provided to connect these three lots to the driveway. Driveway access to Lots 12A and 13A will be permitted via one driveway on their common lot line, or at some other location if an access easement is provided to allow access to both lots from the driveway.

A right of way dedication of 50 feet from the centerline of the road for lots of this subdivision should be made where possible. Where this is not possible, a minimum dedication of 40 feet is recommended. Dedication of this additional easement will facilitate the future upgrading of this road to meet increasing traffic needs.

A permit must be obtained by the applicant for any access road or driveway onto Knik-Goose Bay Road, which is a State maintained road. In order to obtain a permit, the applicant must demonstrate that the access will meet DOT&PF requirements. The applicant may apply for an access permit at the DOT&PF office in Palmer. Thank you for the opportunity to review and comment on these plats." (Please note; DOT&PF is in the process of revising these comments. New comments will be available at the Platting Board Meeting.)

MSB Public Lands had the following comments; "Public Lands: Public Lands does not object to the vacation of this alley area, however, we would recommend Lots 9A & 9B dedicate additional r/o/w to match along Knik Goose Bay Road. The rear lot line for lots 9A & 9B might be adjusted back approximately 5



Jan 4, 1990

feet aligning the rear line up with Lots 10A thru 14A. If this was done it would not diminish the total area that Lots 9A & 9B would gain from this vacation process."

MSB Coastal Mgmt Review has found this petition consistent with the CMP.

The Alaska Railroad responded and indicated their non-objection.

Additional non-objections were received from DPW, Surveyor, who states, "no construction required, no comments or objections"; DPW RSA, "no comment"; DPW Eng, "no objections"; Planning, "Planning has no objections as long as City of Wasilla approves the vacation"; and Parks & Rec, "Reviewed with no comments".

Cultural Resources commented and indicated that there were no known cultural resources that would be affected.

The Department of Environmental Conservation through their letter dated 19/17/89 granted approval of this requested vacation and replat and provided the following comments: "This is in response to your letter of October 12, 1989, which requested comments on the referenced, proposed action. This apparently will involve a replat of the lots in this block and therefore, was reviewed under provisions of the State's Wastewater disposal Regulations, 18 AAC 72.065. I have reviewed the proposed action and find that any impacts to the lots should be minor, providing that a utility easement is maintained. Therefore, the proposed action is approved for concerns of this Department, subject to the requirements for maintaining a reasonable utility easement, and, if replatted, the inclusion of appropriate water and sewer notes and this Department's signed Certificate of Approval. This approval does not imply the granting of any additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations."

As a result of the public notification process, one additional objection has been received from Ms. Kim Kalmbach of Ft. Myers Beach, Florida. She states; "I feel that r/o/w vacation affects all residents of the city as opposed to property owners nearby. Generally, I am opposed to any vacation without compensation from the benefitting property owners. The City can't take private land without "just compensation" so why should not the reverse hold true? Specifically, I am opposed to this particular vacation; I have used it frequently and feel it will inhibit traffic flow in a commercial area".

4 CONCLUSION:

This proposed vacation conforms to the provisions of AS 29.40.120 through AS 29.40.160 and MSB Title 16.15.035. The alley and the portino of Railroad Avenue proposed for vacation will be combined with the existing lots and the replat will be accomplished under MSB 16.15.065 Waiver of Standards for Resubdivision of Substandard Lots as non-conforming lots under today's ordinance requirements are being increased in size.

Agency comments, to date, appear to support this vacation and replat subject to certain conditions as identified previously.

Two written objections have been received as a result of the public hearing notification process.

The Platting Division conducted a site inspection of the area and a video tape will be shown at the Platting Board meeting of January 4, 1990.

This vacation is within the City of Wasilla, therefore, City of Wasilla approval is required by AS 29.40.140 and MSB 16.15.035.

Access within the alley will still be available to the existing land owners and preserved by a written agreement.

5 STAFF RECOMMENDATIONS: The Platting Division recommends approval of this petition to vacate and replat pursuant to AS 29.40.120 through AS 29.40.160 and MSB 16.15.035 and 16.15.065, subject to the following conditions:

- 1 Submittal of a final plat in compliance with Title 16.
- 2 Comply with the DOT/PF comments as noted in their letter dated 12/6/89.
- 3 Comply with MEA comments as noted in their letter dated 11/29/89, regarding the request for utility easements over the existing facility only.
- 4 Receipt of City of Wasilla Approval within 30 days of Platting Board action.
- 5 Recordation of a vacation resolution simultaneously with the final plat.
- 6 Comply with the provisions of the City of Wasilla's Major Development Permit.

- 7 Resubmit topo indicating the locations of all improvements, etc.
- 8 Provide continued access for all lot owners over the existing drivable alley by a written agreement.
- 9 Preserve all existing utility easements.

Findings for the vacation:

This vacation complies with MSB 16.15.035(B), a dedication to public use of land or interest in land may be vacated if the dedication is no longer necessary for present or future public use.

(Please note: Final approval is required from the City of Wasilla, however, the standards for vacation as written within Title 16 address Assembly approval. This criteria is being utilized for this vacation.)

- 1 Vacations of public rights-of-way will ordinarily be approved if the following criteria are met:

- A. Criteria: The vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation.

Finding: The existing lots which border the alley and Railroad Avenue all have existing access onto the Knik-Goose Bay Road, Susitna Avenue and Boundary Street. Railroad Avenue has no existing access points. The alley will remain open for the use of the affected lot owners. This access will be preserved by a written agreement.

- B. Criteria: The surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed.

Finding: All planned and needed rights-of-way and utilities in this area exist. The alley and the portion of Railroad Avenue being vacated are primarily used by the existing lot owners. This alley access will remain open for their usage. Additional utility easements are being given and additional right-of-way is being granted for Knik-Goose Bay Road.

- C. Criteria: The right-of-way is not being used, a road is impossible or impractical to construct and alternate access has been provided.

Finding: The portion of Railroad Avenue being vacated is not being used. The alley being vacated is primarily being used by the existing lot owners and will remain open and backed by a written agreement between the lot owners. Access is not being interrupted and additional access exists on the primary road system, which surrounds this block.

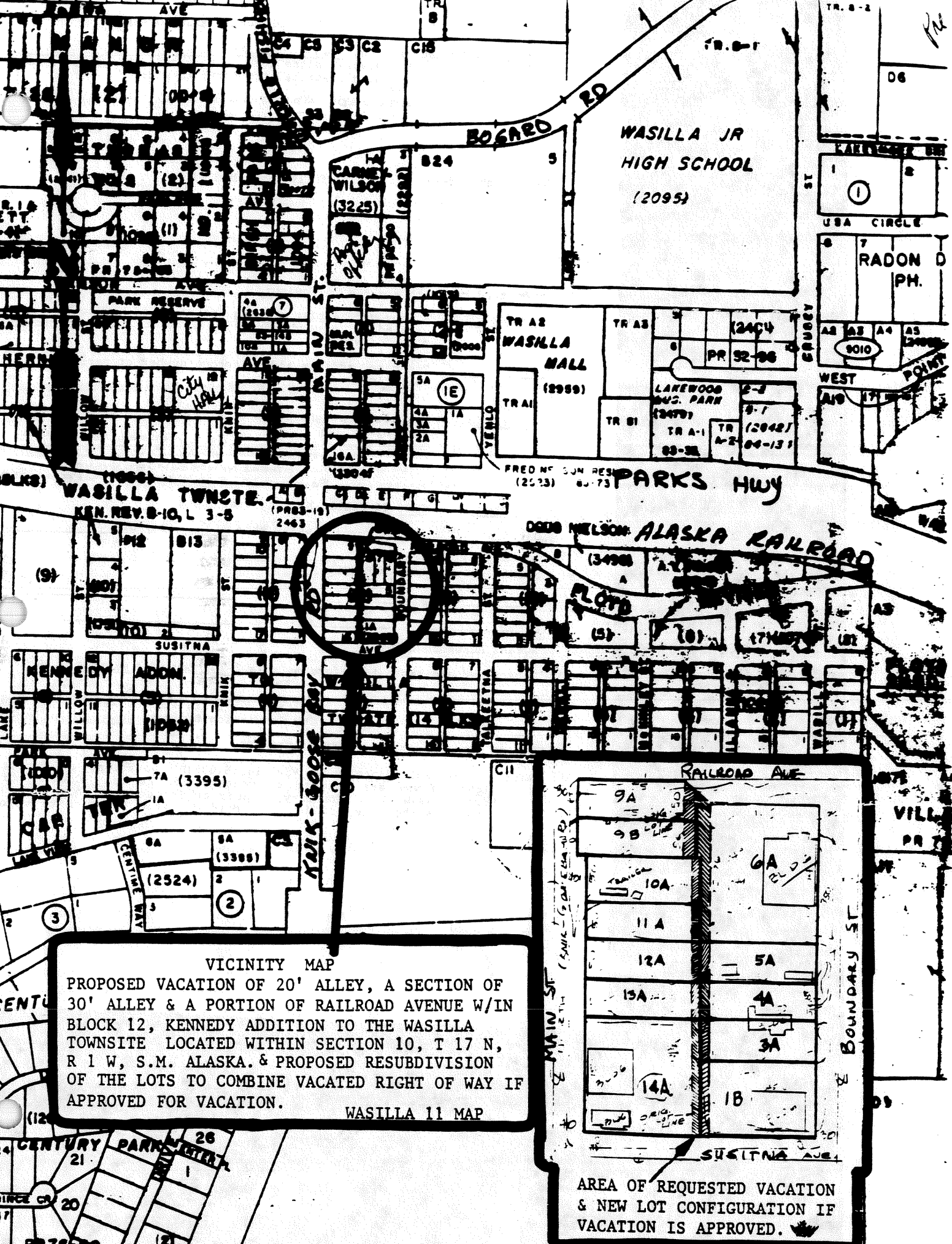
- D. Finding: Agency Comments. No objections have been received.

- E. Finding: City of Wasilla. These areas being vacated have been tentatively approved by the City of Wasilla and a Major Development Permit has been obtained.

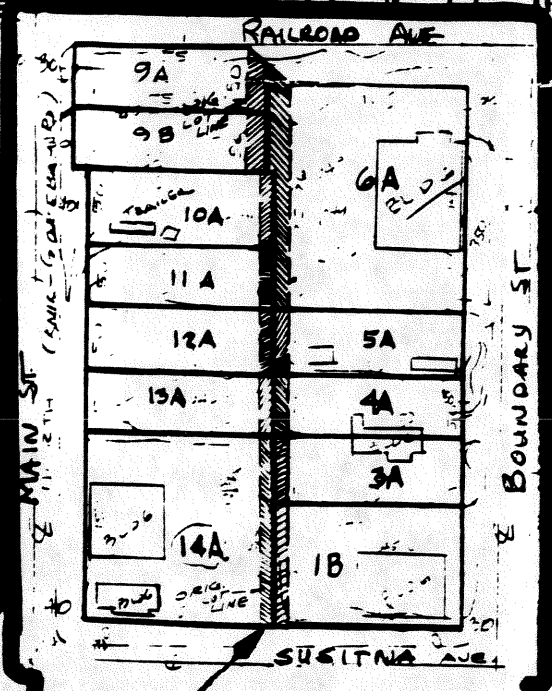
- F. Finding: Public Need. Members of the public who visit these commercial facilities within this block access via the primary road system. The main use of the alley is by the existing lot owners and will remain open. These rights-of-way proposed for vacation are unsuitable for a park, do not provide access to water bodies and do not provide access to public lands.

- G. Findings: Effect on adjacent property. Adjacent properties are not being affected. Only those lots that front on the alley use this as access.

- H. Findings: Lot size. Lot sizes are being increased due to the combining of the vacated areas with the existing lots, thus making substandard lots under today's platting regulations more desirable.



VICINITY MAP  
 PROPOSED VACATION OF 20' ALLEY, A SECTION OF  
 30' ALLEY & A PORTION OF RAILROAD AVENUE W/IN  
 BLOCK 12, KENNEDY ADDITION TO THE WASILLA  
 TOWNSITE LOCATED WITHIN SECTION 10, T 17 N,  
 R 1 W, S.M. ALASKA. & PROPOSED RESUBDIVISION  
 OF THE LOTS TO COMBINE VACATED RIGHT OF WAY IF  
 APPROVED FOR VACATION. WASILLA 11 MAP



AREA OF REQUESTED VACATION  
 & NEW LOT CONFIGURATION IF  
 VACATION IS APPROVED.

PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY

Comes now the undersigned, WILLIAM BYERS, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

THE ALLEY IN  
BLOCK 12, KENNEDY ADDITION TO THE  
WASILLA TOWNSITE

Said right-of-way being more fully described as:

Submitted herewith are the following:

- X 1. A copy of the plat showing the right-of-way to be vacated or recorded public easement creating public right of way.
- X 2. The name, address and telephone number of petitioners as follows:
- X 3. The action sought by this petition is for the following reason(s):  
ELIMINATE PUBLIC ACCESS TO AN AREA OWNED LARGELY BY THE PETITIONER & TWO OTHERS WHERE MUCH VALUABLE EQUIPMENT AND MATERIALS ARE STORED.
- X 4. \$200.00 Public hearing fee.

Dated at \_\_\_\_\_, Alaska, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

SIGNATURES OF PETITIONER(S):

William A. Byers

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 3rd day of November 1989

Andrew Byers  
Notary Public in and for Alaska  
My Commission Expires: August 26, 1990

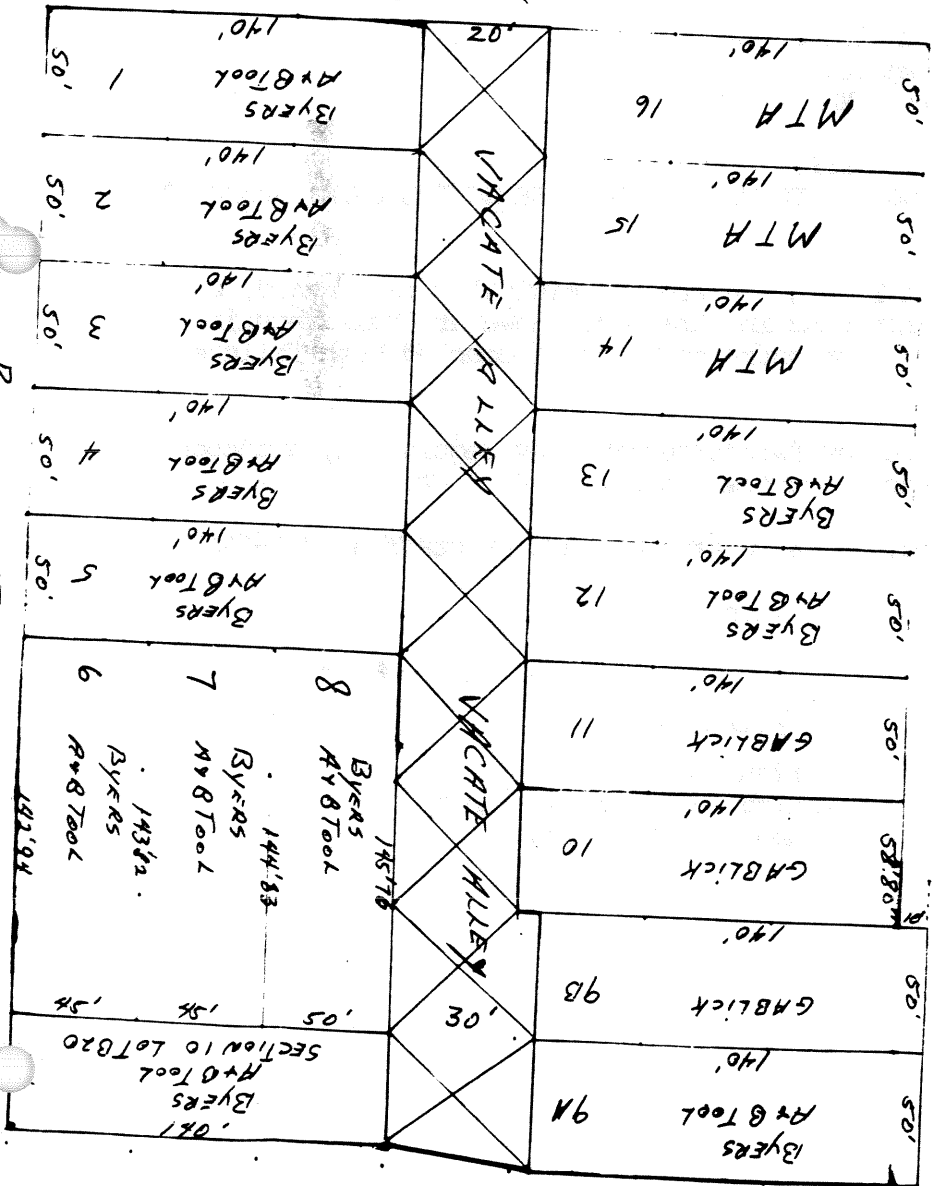
ATTACH SUPPLEMENTAL SHEET IF APPLICABLE.

NOTE: In accordance with MSB 16.15.035(D) vacations of Public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board decision in which to veto the action.

3/9/89

*Mr. Callahan*

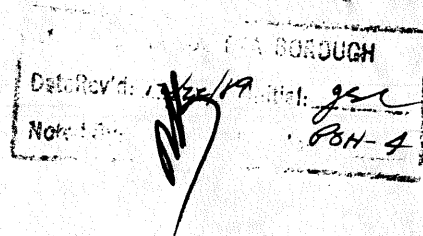
Ownership





REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, ALASKA  
P.O. BOX 898  
ANCHORAGE, ALASKA 99506-0898



December 13, 1989

Flood Plain Management Services

Mr. Rick Brown  
Matanuska-Susitna Borough  
Box 1608  
Palmer, Alaska 99645

Dear Mr. Brown:

In your letter of November 14, 1989, you requested a flood hazard evaluation on the following property:

LOT:       BLK:       S/D:   Townsite of Wasilla  
Kennedy Addn. to Wasill Townsite  
SEC: 10   T: 17N   R: 1W   MRD: S.M.  
ADDRESS:  
CITY: Wasilla   STATE: AK   ZIP:  
FIRM COMMUNITY NUMBER: 020021   PANEL: 9675C   EFFECTIVE DATE: 05/01/85  
REF: Byers

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 rainfall 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 assistance, please contact my staff at 753-2612.

Sincerely,

Harlan Legare  
Acting Chief, Flood Plain  
Management Services



# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

STEVE COWPER, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(TELEX 25-185) (907) 266-1462

December 6, 1989

RE: Mat-Su Plat Review

Mr. Rick Brown  
Borough Platting Officer  
Matanuska-Susitna Borough  
P.O. Box 1608  
Palmer, Alaska 99645

Dear Mr. Brown:

The Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plat and has these comments:

Kennedy Addition to Wasilla Townsite, Vacation of Alley in Block 12

We have no objections to this proposed alley vacation. Due to the high traffic volume along Main Street (Knik-Goose Bay Road), we wish to consolidate driveway access to the extent practical on this road. Driveway access from Lots 9A and 14A to Main Street will not be permitted. These lots should be accessed from Railroad Avenue and Susitna Avenue, respectively. Driveway access from Lots 9B, 10A and 11A to Main Street will be permitted via one common driveway. An access easement should be provided to connect these three lots to the driveway. Driveway access to Lots 12A and 13A will be permitted via one driveway on their common lot line, or at some other location if an access easement is provided to allow access to both lots from the driveway.

A right-of-way dedication of 50 feet from the centerline of the road for lots of this subdivision should be made where possible. Where this is not possible, a minimum dedication of 40 feet is recommended. Dedication of this additional easement will facilitate the future upgrading of this road to meet increasing traffic needs.

A permit must be obtained by the applicant for any access road or driveway onto Knik-Goose Bay Road, which is a State maintained road. In order to obtain a permit, the applicant must demonstrate that the access will meet DOT&PF requirements. The applicant may apply for an access permit at the DOT&PF office in Palmer.

12/1/89  
JSC  
POLA

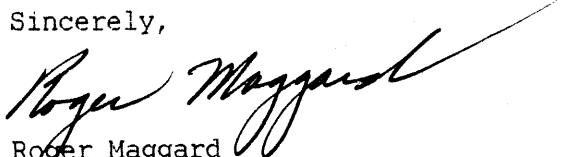
Mr. Brown

-2-

December 6, 1989

Thank you for the opportunity to review and comment on these plats.

Sincerely,

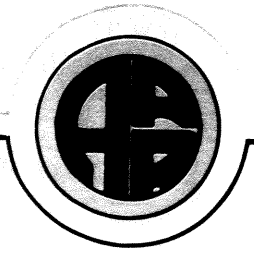


Roger Maggard  
Area Planner

JHH:kc

cc: Laverne Buller, Engineering/Materials Supervisor, ROW  
Steve Horn, Supervisor, Preliminary Design and Environmental  
Tony Barter, Regional Traffic & Safety Engineer,  
Traffic & Safety  
Chris Kepler, Maintenance Superintendent, M&O Palmer  
Lynn McCrory, Permit Officer, Utilities  
Vic Togade, Engineering Assistant, M&O  
John Stein, Mayor, City of Wasilla

# ALASKA RAILROAD CORPORATION



P.O. Box 107500 • Anchorage, Alaska 99510-7500

December 1, 1989

MATANUSKA SUSITNA BOROUGH	
Date Rev'd: 12/1/89	Initial: gsc
Noted By: [Signature]	Log No: 10H4

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

Dear Mr. Brown:

The Alaska Railroad Corporation (ARRC) has no objection to the proposed Kennedy Addition to the Wasilla Townsite and the vacation of the alley in Block 12.

Thank you for the opportunity to review and comment on this proposed change.

Sincerely,

A handwritten signature in cursive script that reads "Obie Weeks".

Francis C. "Obie" Weeks, P.E.  
Chief Engineer

cc: ARRC Real Estate  
LAN 1-9

639WPENG

# STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

STEVE COWPER, GOVERNOR

P.O. Box 871064  
Wasilla, Alaska  
99687-9998  
(907) 376-5038

October 17, 1989

Ms. Dawn Webster  
Wasilla Development Administrator  
Matanuska-Susitna Borough  
Wasilla Development Office  
290 E. Herning Avenue  
Wasilla, Alaska 99687

RE: Alley Vacation in Block 12, Kennedy Addition; Subdivision Plan  
Review

Dear Ms. Webster:

This is in response to your letter of October 12, 1989, which requested comments on the referenced, proposed action. This apparently will involve a replat of the lots in this block and therefore, was reviewed under provisions of the State's Wastewater Disposal Regulations, 18 AAC 72.065.

I have reviewed the proposed action and find that any impacts to the lots should be minor, providing that a utility easement is maintained. Therefore, the proposed action is approved for concerns of this Department, subject to requirements for maintaining a reasonable utility easement, and, if replatted, the inclusion of appropriate water and sewer notes and this Department's signed Certificate of Approval.

This approval does not imply the granting of any additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Sincerely,

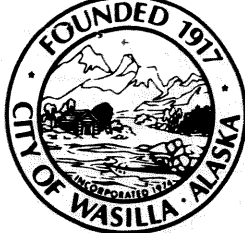
Bill H. Lamoreaux  
Regional Supervisor



By: Paul E. Pinard, P.E.  
District Supervisor

BHL:PEP:jlf

cc: Rick Brown, MSB  
William H. Byers



# CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: 373-9050

9/13/89  
BOROUGH  
[Handwritten initials]

September 13, 1989

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

Re: Alley Vacation - Block 12 Kennedy Addition to Wasilla  
(Bill Byers)

Dear Rick:

Mr. Bill Byers addressed the Wasilla City Council at their regular meeting September 12, 1989 requesting their conceptual approval of vacating the alley in Block 12, Kennedy Addition.

Subject to provisions of necessary utility easements, the Council had no objection to the vacation.

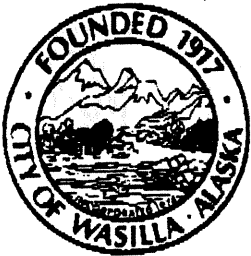
The Council further supports a replat of the block at a time appropriate to the needs of the landowners.

Very truly yours,

John C. Stein  
Mayor, City of Wasilla

JCS/sbh

cc: Mr. Bill Byers  
Wasilla Planning and Utilities Commission



### CITY OF W

290 E. HERNI  
WASILLA, ALAS  
PHONE: (907) :  
FAX: (907) 37

Post-It™ brand fax transmittal memo 7871		# of pages > 2
To: DAWN WEBSTER	From: CAROL PORT	
Co: MAT-SU BOROUGH	Co: CITY OF WASILLA	
Dapt: CODE COMPLIANCE	Phone #	376-373-9060
Fax # 745-0886	Fax #	373-0788

RESOLUTION NO. 89-07

MATANUSKA-SUSITNA BOROUGH	
Date Rec'd: 11/18/89	By: [Signature]
Noted By: [Signature]	Port-A

A RESOLUTION OF THE PLANNING AND UTILITIES COMMISSION OF THE CITY OF WASILLA, ALASKA GRANTING MAJOR DEVELOPMENT PERMIT #D8928 TO A & B TOOL RENTAL ACCORDING TO THE CITY OF WASILLA DEVELOPMENT CODE (MSB.17.43).

WHEREAS, An application has been received from A & B Tool Rental requesting a Major Development Permit for the vacation of the alley on Block 12, Kennedy Addition to Wasilla Townsite; 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) Retain utility easements.
- 2) Alley shall be split according to the State Statutes.
- 3) Provide legal access to Lots 7 and 8 or combine lots in vacation plot.
- 4) Comply with all requirements of the Matanuska-Susitna Borough Platting Board.
- 5) Comply with all 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 the the above five (5) conditions for A & B Tool Rental, for property located on Block 12, Kennedy Addition of Wasilla Townsite.

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: A & B Tool Rental  
Address: 450 Railroad Avenue  
Wasilla, Alaska 99687

Project Name: Vacate Alley - Block 12 Kennedy File No.: D8928  
Addition to Wasilla Townsite

The project described in Application File No. D-8928  
is permitted with the following modification/conditions:

1. Retain utility easements.
2. Alley shall be split according to the State Statutes.
3. Provide legal access to Lots 7 and 8 or combine lots in vacation plat.
4. Comply with all requirements of the Matanuska-Susitna Borough Platting Board.
5. Comply with all 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)

Handwritten signature of John Duff.

Planning Director,  
Matanuska-Susitna Borough

(Rev. 9/11/89)



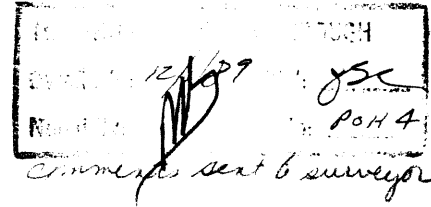
# MATANUSKA ELECTRIC ASSOCIATION, INC.

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

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

November 29, 1989

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



**SUBJECT:** Vacation of Alley, Block 12 Kennedy Addition to Wasilla Townsite.

Matanuska Electric Association, Inc. (MEA) has a existing power line located near the East edge of the existing twenty (20) foot alley in Block 12, Kennedy Addition to the Wasilla Townsite. Before MEA could agree with this proposed vacation, the following dedications would have to be agreed to and indicated on the preliminary plat:

1. A 20 foot easement along the West boundary of proposed lots 1B, 3A, 4A, 5A and 6A.
2. A 5 foot easement along the East boundary of proposed lots 9A, 9B, 10A, 11A, 12A, 13A and 14A.
3. A 25 foot easement along the West boundary of proposed lot 6A where it abuts proposed lots 9A and 9B.

Enclosed is a sketch which depicts the above stated easements.

In addition, we would prefer to have the utility easement statement on the plat be revised to state the following:

**"EASEMENTS SHALL BE PROVIDED FOR THE EXISTING PUBLIC UTILITIES IN THE ALLEY AREA AND SHALL BE TO THE SATISFACTION OF THE UTILITY OWNER".**

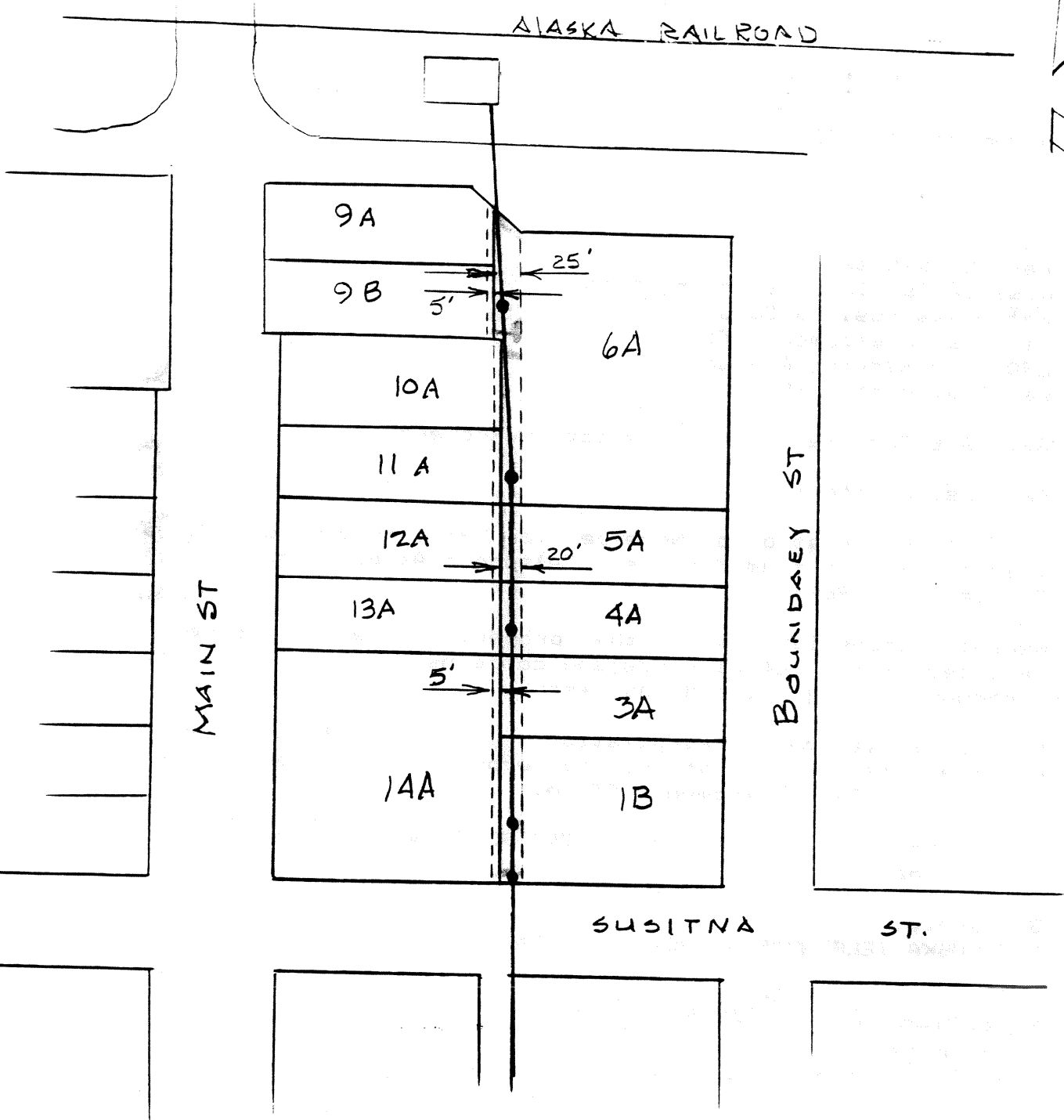
Thank you for the opportunity to comment on this plat. If you have any questions please contact this office.

*David E. Ingalls*

David E. Ingalls  
Real Estate and Properties Officer

302A.112889.325  
Enclosures





REQUESTED EASEMENT  
AREA SHADED BLUE

EXISTING MEA LINES  
SHOWN IN RED



**Matanuska Telephone Association, Inc.**

~~PHONE # 5090~~

PALMER, ALASKA 99645

PHONE (907) 745-3211

Eagle River (907) 694-2101

Wasilla (907) 376-3211

P. O. Box 3550



**Thomas R. Minnich**  
President/C.E.O.

November 16, 1989

Dawn U. Webster  
Wasilla Development Administrator  
Matanuska-Susitna Borough  
Wasilla Development Office  
290 East Herning Avenue  
Wasilla, Alaska 99687

Re: A&B Tool Rental Alley Vacation Request

Dear Ms. Webster:

Per our conversation of November 15, 1989, in your office, please void the letter from Matanuska Telephone Association, Inc., dated October 17, 1989.

Recent discussions with the property owners involved, has resulted in the mutual needs and concerns of the utility and the landowners being met and addressed.

Matanuska Telephone Association, Inc., at this time fully endorses the alley vacation, and recommends approval of the same to the Wasilla Development Office.

Please feel free to call me at 745-9510, with any questions that you may have.

Sincerely,  
**MATANUSKA TELEPHONE ASSOCIATION, INC.**

*Bernadette Zimmerman*  
Bernadette Zimmerman  
Real Estate and Properties Supervisor



# Matanuska-Susitna Borough

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

## PUBLIC LANDS/CODE COMPLIANCE

TO: Rick Brown, Chief of Platting

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

DATE: November 16, 1989

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

PROJECT ID: VACATION OF ALLEY, BLOCK 12, WASILLA TOWNSITE

LOCATION: 17N01W10

Property ID # 1032B12

FIRM # 9675C

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.

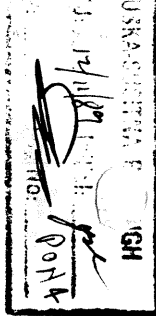
duw/



# Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9661

## PLANNING DEPARTMENT



TO: Platting Rick Brown, Chief of Platting

RE: TITLE Kennedy addn. to the Wasilla Townsite, blk 12, lots 1B,3A,4A,5A, 9A7B, 10A,11A,12A,13A,&14A

LEGAL: W/I Sec. 10, T17, R01W, S.M., Ak.

OWNER: William & Andria Byers

ADDRESS: P.O. Box 871610, Wasilla, Ak. 99687

SURVEYOR: Ken Decamp

ADDRESS: P.O. box 871905, Wasilla, Ak. 99687

To whom it may concern:

The above mentioned plat has no known cultural resources that will be affected. This conclusion was derived through research of the documented sites on file in the Matanuska-Susitna Borough Cultural Resources Division Office. If you have any questions or comments please give us a call at 745-9681. Thank you for your cooperation.

Sincerely,

*Janice Boss*  
Cultural Resources Division

MATANUSKA-SUSITNA BOROUGH  
Planning Department  
Planning Division  
P.O. Box 1608  
Palmer, AK 99645



FIRST CLASS MAIL

1032B13L009  
HESSMER GARY E & LINDA L ONI  
3605 SPRUCE TOP CIR  
WASILLA AK 99687-9261

NOTIFICATION OF PUBLIC HEARING

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

PETITIONERS: William & Andrea Byers, et al

REQUEST: To vacate the 20' alley lying between lots 1A, 3, 4, 5, 6, & 7 and a portion of vacated r/o/w and lots 10, 11, 12, 13, 14, 15, 16 & 30' of alley and Railroad Avenue, lying between lot 8 and a parcel of land AKA lot 9, all located w/in Block 12 Kennedy Addition to the Wasilla Township. Said alley, if vacated will become a portion of the adjoining lots and a final plat will be submitted with the new lot designations which are as follows: Lots 1B, 3A, 4A, 5A, 6A, 9A, 9B, 10A, 11A, 12A, 13A, & 14A, Block 12; and approval of any variances necessary for the approval of the final plat.

TOTAL AREA: 3.00+ Acres LOCATION: W/in the City of Wasilla, bounded by Railroad Ave on the north, Kirk Coose Bay Road on the west, Boundary Street on the east and Susitna Ave on the south w/in Section 10, T17N, R1W, S.M. AK.

COMMUNITY COUNCIL AREA: City of Wasilla

The Matanuska-Susitna Planning Board will hold a public hearing on the proposed VACATION & RESUBDIVISION at 8:30 A.M. on DECEMBER 21, 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 Ordinance because your property is within the subdivision or within 600' of the petition area. This will be the only public hearing before the Planning 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, Planning Division, Box 1608, Palmer, Alaska. If there is not enough room below please attach this sheet to another piece of paper.

NAME: Gary Hessmer ADDRESS: 3605 Spruce Top, Wasilla  
LEGAL DESCRIPTION: Kennedy Add. Bk 13 Lot 9-13

COMMENTS:

I support the petitioners request for vacation.

KALMBACH KIM W/IN HOJWEM 5012B06L005

FIRST CLASS MAIL



Matanuska-Susitna Borough  
Planning Department  
Platting Division  
P.O. Box 1608  
Palmer, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONERS: William & Andrea Byers, et al

REQUEST: To vacate the 20' alley lying between Lots 1A, 3, 4, 5, 6, & 7 and a portion of vacated r/o/w and Lots 10, 11, 12, 13, 14, 15, 16, & 30' of alley and Railroad Avenue, lying between Lot 8 and a parcel of land AKA Lot 9, all located w/in Block 12 Kennedy Addition to the Wasilla Townsite. Said alley, if vacated will become a portion of the adjoining lots and a final plat will be submitted with the new lot designations which are as follows: Lots 1B, 3A, 4A, 5A, 6A, 9A, 9B, 10A, 11A, 12A, 13A, & 14A, Block 12; and approval of any variances necessary for the approval of the final plat.

TOTAL AREA: 3.00+ Acres LOCATION: W/in the City of Wasilla, bounded by Railroad Ave on the north, Knik Goose Bay Road on the west, Boundary Street on the East and Susitna Ave on the south w/in Section 10, T17N, R1W, S.M. AK.

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 21, 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' 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: Kim Kalmbach; ADDRESS: 390 Donora Blvd, JMB

LEGAL DESCRIPTION: Lot 5, 6, Kennedy Addn.

COMMENTS: I feel that R.O.W vacation affects ALL residents of the City as opposed to property owners nearby.

(over)

Kim Kalmbach

MATANUSKA-SUSITNA BOROUGH  
Date Rec'd: 12/15/89

PETITIONERS: William & Andrea Byers, et al

REQUEST: To vacate the 20' alley lying between Lots 1A, 3, 4, 5, 6, & 7 and a portion of vacated R/O/W and Lots 10, 11, 12, 13, 14, 15, 16, & 30' of alley and Railroad Avenue, lying between Lot 8 and a parcel of land AKA Lot 9, all located w/in Block 12 Kennedy Addition to the Wasilla Townsite. Said alley, if vacated will become a portion of the adjoining lots and a final plat will be submitted with the new lot designations which are as follows: Lots 1B, 3A, 4A, 5A, 6A, 9A, 9B, 10A, 11A, 12A, 13A, & 14A, Block 12; and approval of any variances necessary for the approval of the final plat.

TOTAL AREA: 3.00+ Acres LOCATION: W/in the City of Wasilla, bounded by Railroad Ave on the north, Knik Goose Bay Road on the west, Boundary Street on the East and Susitna Ave on the south w/in Section 10, T17N, R1W, S 4M AK.

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 21, 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. PO Box 870695.

NAME: John F. Gablick Jr. ; ADDRESS: 413 Knik-Goose Bay Rd.  
LEGAL DESCRIPTION: LOT 10 BLOCK 12 KENNEDY ADDITION WASILLA

COMMENTS:

December 15, 1989

Several years ago, I tried to block the fencing off of the north part of this RIGHT-OF-WAY, I failed. Now they are trying to fence off the south part of the RIGHT-OF-WAY, and again, I am against it. But not just because, I am against it, but because I not only need the RIGHT-OF-WAY OPEN; I HAVE A LEGAL RIGHT TO HAVE IT LEFT OPEN. I am the one in PHYSICAL RESIDENCE AND NEED THE RIGHT-OF-WAY OPEN FOR ACCESS TO THE PROPERTY.

JOHN F. GABLICK, JR.  
PO BOX 870695  
WASILLA, ALASKA 99687  
DIAL 73 19071863-0104  
EVES 19071373-5873

*John F. Gablick Jr.*

