

SUBJECT: Conditional Use Permit C01-07 for Center Point Subdivision

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Planning Staff

DATE: February 16, 2001

FOR AGENDA OF: February 26, 2001

SUMMARY:

On January 15, 2001 Randy Harman, President of Harman Excavating, Inc., submitted an application for a Conditional Use Permit for the modification of an existing Planned Unit Development know as Center Point Subdivision.

The Planning Commission held a public hearing on February 13, 2001.

The Planning Commission deliberated on this request, taking into account the recommendation of staff, public testimony - both written and verbal comments, the applicable provisions of the 1996 Wasilla Comprehensive Plan and other pertinent information.

The Planning Commission unanimously approved this request.

FISCAL IMPACT: No Yes, amount requested: \$ Fund:

RECOMMENDED ACTION:

The Planning Commission recommends that the City Council approve Resolution Serial No. 01-06.

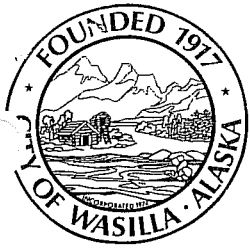
MAYOR REVIEW/COMMENT:



Reviewed by: SARAH PALIN, Mayor

Presented to Council w/ Ord 01-06
Date: 2/26/01
verified by: W

- Attachments:
WPC Resolution No.: 01-03
C01-07 Conditional Use Permit Application
Supporting Documentation



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

ACKNOWLEDGEMENT OF CONDITIONS

I, Randy Harman, after being duly sworn state that I have read, understand all the conditions and have received complete and unaltered copies of Wasilla Planning Commission (WPC) Resolution No. 01-03 including attachments which consists of four (4) page(s), adopted by the Wasilla Planning Commission on February 13, 2001.

I understand if the conditions set forth in the WPC Resolution No. 01-03, the intent described during testimony and the approved site plan submitted, are not satisfied or have been altered as set forth in Conditional Use Permit No. C01-07 then said permit shall be deemed null and void.

All expenses for revocation and reinstatement of permits are the sole responsibility of the legal recorded property owner.

Harman Exc. Inc. by Randy L. Harman, Pres.
Signature of Legally Recorded Property Owner.

State of Alaska)
) ss.
Third Judicial District)

Subscribed and sworn before me on February 20, 2001.

Nancy M. Henrionnet
Notary Public
My commission expires: 8-28-02

**NOTARY PUBLIC
NANCY M. HENRIONNET
STATE OF ALASKA
COMMISSION EXPIRES 8/28/02**

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053 Fax: (907) 373-9092	PLANNING Phone: (907) 373-9094 Fax: (907) 373-9089	POLICE Phone: (907) 373-9077 Fax: (907) 373-9051	PUBLIC WORKS Phone: (907) 373-9095 Fax: (907) 373-9054	



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

WASILLA PLANNING COMMISSION RESOLUTION NO. 01-03

A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC) OF THE CITY OF WASILLA, RECOMMENDING TO WASILLA CITY COUNCIL TO APPROVE CONDITIONAL USE PERMIT C98-40 FOR A MODIFICATION OF THE LIMITED ACCESS COMMUNITY KNOWN AS CENTER POINT SUBDIVISION.

WHEREAS, Conditional Use Permit C98-40 allowed a planned unit development subdivision that provides limited access; and

WHEREAS, this is a modification of Conditional Use Permit C98-40; and

WHEREAS, the applicant held an informal review with the Wasilla Planning Office, and

WHEREAS, the applicant requested that the formal review process begin, and

WHEREAS, a duly advertised public hearing was held on February 13, 2001 and 55 public hearing notices were mailed, and

WHEREAS, the WPC deliberated on this request, taking into account the recommendation of staff, public testimony – both written and verbal comments, the applicable provisions of the 1996 Wasilla comprehensive plan, and other pertinent information; and

WHEREAS, the WPC wishes to recommend to the Wasilla City Council in accordance with Wasilla Municipal Code (WMC) § 16.16.060(K)(5) to approve conditional use permit C01-07 with the following conditions as a planned unit development known as Center Point Subdivision.

NOW THEREFORE, BE IT RESOLVED, that:

1. Decision. The Wasilla Planning Commission hereby recommends the approval of conditional use permit C01-07 subject to conditions, permitting the planned unit development of Center Point Subdivision as a limited access community.

2. Basic Facts and Reasoning. The Wasilla Planning Commission made this decision reliant upon the information, evaluation and recommendation of staff, public testimony received during the review of this request, and information that was submitted by the developer. The following findings of facts are hereby adopted by the Wasilla Planning Commission to reflect the basic facts and reasoning that the Commission considered in rendering this decision.

The applicant has proposed limited access subdivision composed of a maximum of 30 residential lots. Should multi-family be incorporated on the east side of Center Point Drive the development shall be 27 lots.

The applicant's proposed water utility system is of sufficient size to handle the demands.

The city will maintain ownership of water system.

All lots, except as noted will be served by on-site sewage disposal systems in accordance with the State of Alaska, Department of Environmental Conservation Regulations. Those lots east of Center Point Drive shall be connected to city sewer should they be constructed as multi-family.

State of Alaska, Department of Transportation and Public Facilities is planning traffic signalization at Knik-Goosebay Road and Palmer-Wasilla Highway extension.

The applicant has provided "Duplex/Triplex Villa" Option drawings dated 1/30/01, "Duplex/Villa" Option drawings dated 1/31/01, a letter dated 1/05/01, a letter dated 1/19/01, and a letter dated 2/01/01. The term duplex as mentioned in the title of the drawings is incorrect as per the definition in the land use code refers to two dwelling units on the same lot is determined to be a duplex.

Modifications are required of Wasilla Municipal Code (WMC) Chapter 16.24 and are as follows:

3. Conditions and Modifications on the Permit: WPC is recommending approval with the following conditions and modifications:

- A. The applicant shall continue to maintain a bond to the homeowners association to cover all costs associated with the installation of a continuous fence along the southerly boundary and culdesac, should the residential homeowners association not expand beyond the residential lots within Center Point Subdivision.
- B. The subdivision formed as a homeowners association, with bylaws and declarations shall be modified to allow this proposed development.
- C. All property development is to be limited to residential land use. Duplex's and/or in-law apartments shall only be allowed on Lots 6 and 7, Block 1.

- D. All developments shall be in accordance with the Wasilla Municipal Code chapters 13.04 Wasilla Water Utility, 12.04 Street Classification and Standards, 12.12 Driveway Construction and Title 16 Wasilla Development Code.
- E. Shared driveways less than twenty feet (20') measured at the narrowest point will require a driveway easement between the shared properties.
- F. Land use permits, driveway permits and other agency permits shall be obtained prior to the development on each lot.
- G. Modifications of dimensional requirements (WMC 16.16.060 K. 3.) are granted to allow the following as indicated on drawings presented by the applicant:
- H. Zero foot side yard setback allowed for zero lot line structures.
(ten feet required per WMC 16.24.030 B.)
- I. Less than twenty-five feet (25') for a front yard setback to allow for a 10' fence and walkway easement for Lot 1, Block 2 should a multi-family residential structure be constructed on this lot. Twenty-five feet (25') required per WMC 16.24.030 B.
- J. Dimension requirements of lot size are allowed for this development to allow one dwelling unit per lot where zero lot line structures and allow multi-family units on one lot as indicated on the drawings.
- K. Two (2) dwelling units/40,000 square feet allowed per WMC 16.24.020

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 13th day of February 2001.

ATTESTED:



Helen Y. Kaye, Planning Clerk

APPROVED:



Stan Tucker, Chair



CITY OF WASILLA PLANNING OFFICE
30 E HERNING AVE
WASILLA AK 99654
TEL. (907) 373-9094 FAX (907) 373-9089

CASE NO. C01-07

LAND USE PERMIT

Property Owner () Designee () Harman Excavating, Inc

Address 550 W. Fallen Leaf Circle Wasilla, AK Tel. # Daytime: 376-2034 Evening: 232-2996

Description: Lots SEE ATTACHED Blk Sub Center Point Development District: RR-RURAL RESIDENTIAL
RE-DEVELOPMENT OF EXISTING PLANNED UNIT DEVELOPMENT KNOWN AS
CENTER POINT SUBDIVISION

***** FOR PLANNING OFFICE USE *****

Minimum setback requirements: Front Rear Side

Number of parking spaces required: SEE dated site plan Paving required? Yes () No () Waiver attached ()

Lighting/Trash area Maximum building height: Lighting (1 per 25 parking spaces)

Conditions of approval? No [] Yes [] (Listed on the backside of this page.)

***** SPECIAL NOTES FOR APPLICANT *****

Permit approvals are valid only during developers compliance with Title 16.04 of the Wasilla Development Code and the conditions of approval.

This permit will expire automatically twelve months after issuance if no significant construction, activity, or occupancy has commenced.

A land use permit does not relieve the applicant from the responsibility for compliance with any other required local, state or federal review of permits for the proposed project. The developer should be aware of the following advisory information provided by the Mat-Su Borough (MSB) Code Compliance division:

- a. The project or action must comply with all rules applicable to special land use districts or geographic areas affixed including but not limited to, MSB Titles 15, 16 and 17.
- b. The project or action must comply with rules applicable to the affected uses, activities, habitats and resources including but not limited to, the requirements of the Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers and the US Environmental Protection Agency.

The applicant is advised to check with the MSB Code Compliance Division (907) 745-9861, to determine if the development site is within a federally designated Flood Hazard Area. A separate permit is required in all areas designated as Zone A.

Any aggrieved person, including the developer, may file an appeal of the Planner's decision on any permit with the Planning Office. The appeal must be filed within five (5) working days of the decision in writing with a clear description of the appeal decision(s) and a \$100 filing fee.

Applicant Certification:

I hereby certify that I will comply with the provisions of the City of Wasilla Land Use Code and that I have the authority to act as the property owner or designee of the property owner.

Property Owner () Designee () : Harman Exc. Inc by Randy L. Harman, Pres Date: 1-15-01

Planning Office by/title: _____ Date: _____

Harman
Excavating,
Inc.

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

February 15, 2001

City of Wasilla, Planning Dept.
Attention: Tim Krug
290 E. Hering Avenue
Wasilla, AK 99654

Dear Tim:

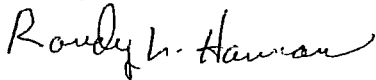
This letter is in response to your request for a written clarification to City of Wasilla ordinance serial number 00-59, specifically 16.16.060.M on page 388 concerning the proposed development schedule.

As soon as we get approvals, we are building a model on Lots 1A and 1B, Block One. The builder thinks that this phase can be built out in two years or two construction seasons.

Obviously, it depends on sales, we have the capabilities to complete in the two seasons but may require more time due to demand.

I hope this is sufficient to address the time issue, if not please feel free to contact me at the numbers listed above.

Sincerely,



Randy Harman
President

Security and peace of mind in a private gated community.

THE VILLA'S AT CENTER POINT

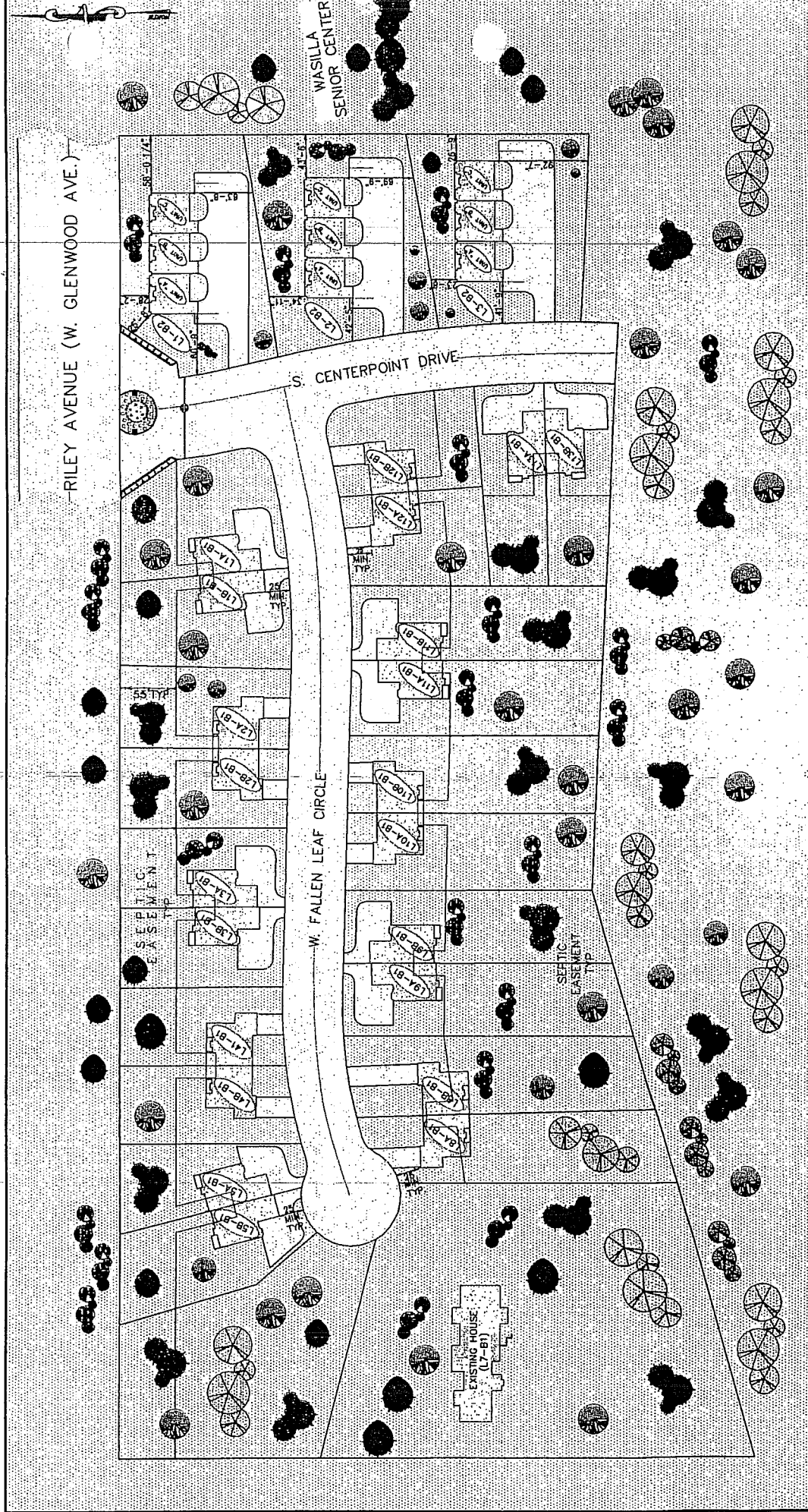
For information call (907) 746-6266



You Deserve the Value

- ♥ Next to Senior Center
- ♥ RV and Boat Storage
- ♥ Universal Designed Homes
- ♥ Mt. View & Southern Exposure

- ♥ Large Treed Lots
- ♥ Paved Streets and Drives
- ♥ Underground Utilities / City Water
- ♥ Maintenance Free Exteriors



Harman Excavating, Inc.

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

January 19, 2001

City of Wasilla
Planning Department
Attention: Tim Krug
290 E. Herning Avenue
Wasilla, AK 99654

Dear Tim:

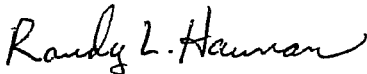
Harman Excavating, Inc., is requesting approval to build "Villas" in Center Point Subdivision. Tom and Deb Rolston of Heartland Homes, winner of the governor's award for energy efficiency in 1998 and 1999 and the winner of Mat-Su Home Builder's "Builder of The Year" for 1999, would like to be the exclusive builder in Center Point Subdivision.

Center Point Subdivision has approval as a "planned unit development" in place now; this new concept will require some modifications to the permit. The issues that need to be addressed as I see them are:

1. A re-plat with Mat-Su Borough and Council approval—in process now.
2. Planning Commission & Council approval with public hearing to address:
 - A) 16.43.702 Density-one duplex is allowed under RR; a zero lot line duplex has no more people but the lots are smaller for convenience of individual ownership.
 - B) 16.43.704 Set backs and Height #2—side lot line waiver or approval for zero lot line duplex buildings with individual ownership of unit and the lot it sits on. Please see layout map (zero lot line duplexes are not addressed under 16.20.020 District Use Chart).
 - C) Wasilla Comprehensive Plan Page 94—New Development Patterns; lots have city water and community wastewater per DEC & Mat-Su Borough regulations and DEC 20,000 square foot minimum no longer applies. Adequate area exists for approved septic systems and alternate locations, see engineer letter required by Mat-Su Borough attached.
 - D) Water Supply—adequate by plumbing codes and working on concurrence with City of Wasilla Public Works staff on property portion for individual shut-offs .
 - E) Mailboxes would have to be added and Sandy with City of Wasilla Public Works would need to revise addresses. Provisions for 2nd mailbox was taken care of the first time. There is room for a second box and we still meet specifications. I will need approval and coordination with the U.S. Postal Service, same as last time.

Please let me know if there are any other concerns so I may proceed with the approval process.

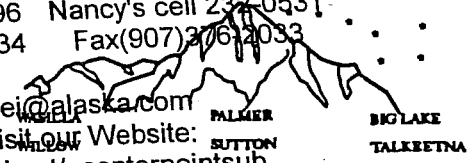
Thank you,



Randy L. Harman
President

Harman
 Date: _____
Excavating,
 Patron: **Inc.**

550 W. Fallen Leaf Circle
 Wasilla, AK 99654
 Randy's cell 232-2996 Nancy's cell 232-0531
 Office(907)376-2034 Fax(907)376-2033
 Email: hei@alaska.com
 Please visit our Website:
 http://home.gci.net/~centerpointsub



February 1, 2001

City of Wasilla • • • **NOTIFICATION OF DAMAGED LIBRARY MATERIAL** • • •
 Planning Department
 290 E. Herning Avenue
 Wasilla, AK 99654

The following item, checked out on your library card, was recently returned damaged or was returned with missing part(s):
 Dear Tim:

Attached please find (two each) different pictures:
 1. Duplex/Triplex Villa Option (Call Number)
 2. Duplex Villa Option

If possible, I would like approval to do option #1 with an automatic fallback on option #2 or at least be able to go with option #2 through planning staff and not have to do public hearings again as time is always a factor.

Description of damage or missing part:
 We prefer option #1 but AHFC rules require such a high percentage of pre-sales that we may not be able to achieve that goal. Also we can't really market the development without approvals so it is impossible to tell if we can get the pre-sales just yet. If people who are interested in duplex style are not interested with a little higher density, the street we may have to scrap option #1, if it kills sales on duplex villas.

If the missing part is returned within three months, the charge will be waived. As soon as we can get approval we will put a model on Lot 1A and 1B, Block One. We have provided the pictures for clarity but do not want to be held three months for you to view that style rather than the other one as shown on Lots 2A and 2B, Block One, for instance.

The item will be / has been removed from the collection. Considering the density across the property line at the Senior Center to the east; the city limits and town limits to the south; government ownership to the west and government & church ownership to the north, option #1 seems fitting if doable, if not option #2 should be this matter within allowed. We realize that some damage occurs through normal wear and tear. We feel it is important to assess charges so that our funds can be used for new material rather than replacement or repair of damaged material. If you have any questions, please contact staff and their Planning Board meeting Options have been discussed with the Mat-Su Borough Planning Board meeting scheduled for March 1, 2001. If option #1 is approved by the City of Wasilla then we can simply drop the lot dividing lines on Block Two before recording the final plat. All original lot lines remain as they were so as not to foul original design on water, gas, telephone, electric and cable television.

Wasilla Public Library issues not previously mentioned but should be resolved are:
 1. possible variance on Lot 1A, Block Two, if option #1 building is built and 10' walkway for man gate becomes part of Tract One rather than a walkway easement at platting board meeting.

2. approval for joined driveway or common lot lines as shown on Lots 1A and 1B, Block One.
WASILLA PUBLIC LIBRARY 391 N Main Wasilla AK 99654 (907) 376-5913

February 1, 2001

3. maybe drop single-family only in old permit in case a normal duplex may be built on Lot 6, Block One, if desired in the future. There was not enough road frontage on this lot to divide it without messing up the original lot lines per utility design.

4. I was asked about prior approval for "In Law" apartments. I would say it is less likely but still possible so since they were approved lets leave that option open.

I hope this clarifies our intent a little better, if you have any questions or concerns, please do not hesitate to call.

Thank you,

Randy L Harman

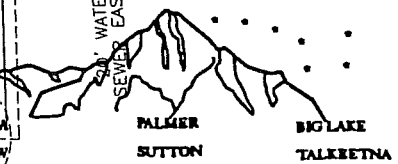
Randy L. Harman
President

WAIVER 78-203W

Date:

Patron:

MATANUSKA-SUSITNA LIBRARY NETWORK



NOTIFICATION OF DAMAGED LIBRARY MATERIAL

The following item, checked out on your library card # [redacted] recently returned damaged or was returned with missing part(s):

Description of damage or missing part:	(Circulation) Number
[redacted]	[redacted]

Your library card has been assessed the following charge(s):

- If the missing part is returned within three months, the charge will be waived.
- The item will be circulated again.
- The item will be held three months for you to view.
- The item will be / has been removed from the collection.

It would be appreciated if you could come in and take care of this matter within 30 days. We realize that some damage occurs through normal wear and tear. We feel it is important to assess charges so that our funds can be used for new material rather than replacement or repair of damaged material. If you have any questions, please contact our staff at 76-5913.

Sincerely,

Wasilla Public Library

GOV'T. LOT 8



CITY OF WASILLA

RECEIVED

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

FEB 01 2001
Planning Department

NOTICE OF APPLICATION FOR CONDITIONAL USE PERMIT

Application Date: January 23, 2001 Public Hearing Date: February 13, 2001 Case #: C01-07

Applicant(s): Harman Excavation, Inc.

Request: An application for a conditional use permit to modify a Planned Unit Development (PUD) to support the reduction of lot sizes, the construction of single-family and multi-family dwelling units and the attachment of these units to public utilities. The lots are 1-5 & 8-13, Blk 1 and Lots 1-3, Blk 2, Center Point Subdivision. This is a RR- - Residential Development District designated by PUD for single-family residential development.

Address: 550 W. Fallen Leaf Circle
Wasilla, AK 99654

A public hearing will be held on February 13, 2001, 7:00 p.m., in the City of Wasilla, Council Chambers. Comments may be submitted by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this notice must reach the Wasilla Planning Office on or before Wednesday, February 6, 2001. All other comments will be accepted or rejected through the closing of the scheduled public hearing. Written comments can be submitted to:

City of Wasilla 907-373-9094
Planning Office 907-373-9089 (FAX)
290 East Herning Avenue
Wasilla AK 99654

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please use separate sheets and include them with this form.

Name: FRANK M. SMITH
Address: PO BOX 871173 WASILLA AK 99687
Block: _____ Subdivision: 17 NOIWIS B022

Questions & Comments:
01/29/01
"NO OBJECTION"
Frank M. Smith

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION	PLANNING	POLICE	PUBLIC WORKS	



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

NOTICE OF APPLICATION FOR CONDITIONAL USE PERMIT

Start Date: January 23, 2001 Public Hearing Date: February 13, 2001 Case #: C01-07

Applicant(s): Harman Excavation, Inc.

Project: An application for a conditional use permit to modify a Planned Unit Development (PUD) to support the reduction of lot sizes, the construction of single-family and multi-family dwelling units and the attachment of these units to public utilities. The lots are 1-5 & 8-13, Blk 1 and Lots 1-3, Blk 2, Center Point Subdivision. This is a RR-Residential Development District designated by PUD for single-family residential development.

Return Address: 550 W. Fallen Leaf Circle
Wasilla, AK 99654

A public hearing will be held on February 13, 2001, 7:00 p.m., in the City of Wasilla, Council Chambers. Comments may be submitted by filling in the spaces provided below and mailing this notice to the return address indicated. Your written comments on this project must reach the Wasilla Planning Office on or before Wednesday, February 6, 2001. All other comments will be accepted or rejected through the closing of the scheduled public hearing. Written comments can be submitted to:

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla AK 99654

907-373-9094
907-373-9089 (FAX)

If you are wishing to review the application for this case is encouraged to contact the Planning Office for additional information. If there is not enough room below, please use separate sheets and include them with this form.

Name: WASILLA AREA SEWER
Address: 1301 CENTRAL CR.
Lot 1-2 Block _____ Subdivision SUSANA PLACE S.D.

Questions & Comments:
NO OBJECTION.

VICINITY MAP ON REVERSE SIDE

ADMINISTRATION Phone: (907) 373-9055 Fax: (907) 373-9096	CLERK'S OFFICE Phone: (907) 373-9090 Fax: (907) 373-9092	FINANCE Phone: (907) 373-9070 Fax: (907) 373-9085	LIBRARY Phone: (907) 376-5913 Fax: (907) 376-2347	MUSEUM Phone: (907) 373-9071 Fax: (907) 373-9072
PARKS AND RECREATION Phone: (907) 373-9053 Fax: (907) 373-9092	PLANNING Phone: (907) 373-9094 Fax: (907) 373-9089	POLICE Phone: (907) 373-9077 Fax: (907) 373-9051	PUBLIC WORKS Phone: (907) 373-9095 Fax: (907) 373-9054	



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

MATANUSKA-SUSITNA
LIBRARY NETWORK



Patron: **NOTICE OF APPLICATION FOR CONDITIONAL USE PERMIT**

Mailout Date: January 23, 2001 Public Hearing Date: February 13, 2001 Case No: C01-07

• • • NOTIFICATION OF DAMAGED LIBRARY MATERIAL • • •

Anyone wishing to review the site plan for this project should contact the Wasilla City Planning Office at 373-9094, or stop by the office, located at 290 E. Herning Avenue. The following item, checked out on your library card, was recently returned damaged and returned with missing part(s):

Applicant(s): Harman Excavation, Inc. _____ (Title) _____ (Call Number)

Description: _____ (Type of Item) _____ (Barcode)

An application for a conditional use permit to modify a Planned Unit Development (PUD) to support the reduction of lot sizes, the construction of single-family and multi-family dwelling units and the attachment of these dwelling units to public utilities. The lots are 1 - 5 & 8 - 13, Blk 1 and Lots 1 - 3, Blk 2, Center Point Subdivision. This is a RR Residential Development District designated by PUD for single family residential development.

If the missing part is returned within three months, the charge will be waived.

Attached is a copy of the proposed area to be permitted. Please submit your comments in writing, specifying any requirements that your agency or department may have or any data which you feel should be incorporated in this use permit, that would help us more effectively ensure compliance with City development regulations.

A public hearing will be held on February 13, 2001 at 7:00 p.m. in the City of Wasilla Council Chambers. If we do not receive written comments from you by Wednesday, February 7, 2001, we will assume that you do not wish to submit any damaged material. If you have any questions, please contact our library at 376-5913.

Sincerely,

For the Wasilla Planning Office

Wasilla Public Library

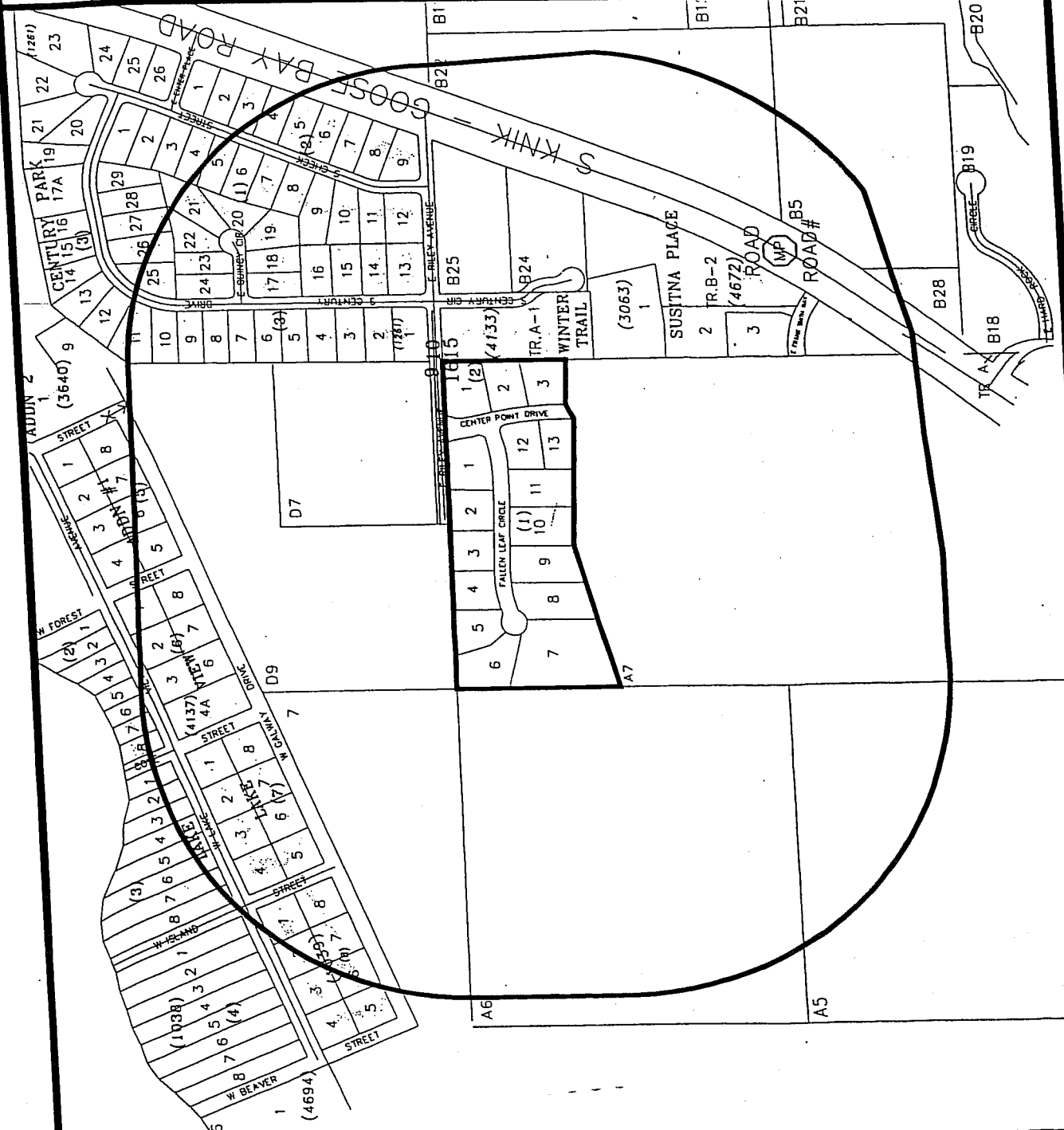
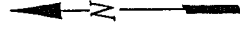
Return Address: City of Wasilla
Planning Office 907-373-9094
290 East Herning Avenue 907-373-9089(FAX)
Wasilla, AK 99654

CASE NO. C01-07

An application for a conditional use permit to modify a Planned Unit Development (PUD) to support the reduction of lot sizes, the construction of single-family and multi-family dwelling units and attachment of these dwelling units to public utilities. The lots are 1-5 & 8-13, Blk 1 and Lots 1-3, Blk 02, Center Point Subdivision. This is a RR--Residential Development District designated by PUD for single-family residential development.

Applicant:

Harman Excavation, Inc.





CITY OF WASILLA PLANNING OFFICE
100 E HERNING AVE
WASILLA AK 99654
TEL. (907) 373-9094 FAX (907) 373-9089

CASE NO AA 01 - 06

LAND USE PERMIT

Owner () Designee () Harman Ex., Inc.

Address 550 W. Fallen Leaf Cir Tel. # Daytime: 376-2034 Evening: _____

Description: Lots all Blk 142 Sub Center Point Development District: PUD - gated SFR
2 - Sub

***** FOR PLANNING OFFICE USE *****

Setback requirements: Front _____ Rear _____ Side _____

Number of parking spaces required: _____ Paving required? Yes () No () Waiver attached ()

Drainage area _____ Maximum building height: _____ Lighting _____ (1 per 25 parking spaces)

Conditions of approval? No Yes (Listed on the backside of this page.)

***** SPECIAL NOTES FOR APPLICANT *****

Permit approvals are valid only during developers' compliance with Title 16.04 of the Wasilla Development Code and the terms and conditions of approval.

This permit will expire automatically twelve months after issuance if no significant construction, activity, or occupancy has commenced.

This land use permit does not relieve the applicant from the responsibility for compliance with any other required local, state or federal review of permits for the proposed project. The developer should be aware of the following advisory information provided by the Mat-Su Borough (MSB) Code Compliance division:

- a. 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 15, 16 and 17.
- b. The project or action must comply with rules applicable to the affected uses, activities, habitats and resources, including but not limited to, the requirements of the Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers and the US Environmental Protection Agency.

The applicant is advised to check with the MSB Code Compliance Division (907) 745-9861, to determine if the development is within a federally designated Flood Hazard Area. A separate permit is required in all areas designated as Zone A.

A grievous person, including the developer, may file an appeal of the Planner's decision on any permit with the Planning Commission. The appeal must be filed within five (5) working days of the decision in writing with a clear description of the appealed action(s) and a \$100 filing fee.

Applicant Certification:

I hereby certify that I will comply with the provisions of the City of Wasilla Land Use Code and that I have the authority to execute this as the property owner or designee of the property owner.

Applicant () Designee (): Randolph Harman Date: _____

Planning Office by/title: Susan K. Kuff, Planning Clerk Date: 01-19-01



CITY OF WASILLA

290 E Herning Avenue
Wasilla, AK 99654-7091
Phone: (907) 373-9050
Fax: (907) 373-9092

January 24, 2001

MSB - PLATTING OFFICE
350 E. Dahlia
Palmer, AK 99645

RE: SUBDIVISION OF 15 LOTS INTO 30 AND THE CREATION OF A TRACT
WITHIN CENTER POINT SUBDIVISION.

Dear Mr. Hulbert:

This is in response to your January 17, 2001 letter proposing the creation of a tract and 30 lots from 15 lots within Center Point Subdivision.

The proposed subdivision is in compliance with Title 16.28.030 Subdivisions. The property owner has applied for and received administrative approval for this platting action.

If we can be of further assistance, please contact the Wasilla Planning Office at (907) 373-9094, thank you.

Sincerely,

Helen Y. Kaye
COW Planning Clerk

pc: Randy Harman, property owner



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

January 17, 2001

STATUS: PRELIMINARY PLAT & VARIANCE

DISTRIBUTION LIST

AK Dept. of Fish & Game	MSB - Cultural Resources
AK Dept. of Transportation	MSB - E.M.S.
AK Dept. of Transp.- Aviation	MSB - Recreation Services
AK Dept. of Transp.- Palmer	MSB - Dept. Of Public Works
AK DNR, Division of Land	MSB - Code Compliance Division
AK DNR, Division of Water	MSB - Land Management Division
Corp of Engineers	MSB - Planning Division
Alaska Railroad	
City of WASILLA	M.E.A
Fire Service Area: WASILLA-LAKES	M.T.A.
Community Council:	Enstar Natural Gas

TAX MAP: WA 12 PRE APP: 12-27-00
 TITLE: CENTER POINT SUBDIVISION REPLAT
 LEGAL: SEC. 16 , T17N, R01W, SEWARD MERIDIAN, ALASKA
 PETITIONER: HARMAN EXCAVATING INC., RANDY HARMAN
 ADDRESS: 550 W FALLEN LEAF CIRCLE, WASILLA, AK. 99654
 SURVEYOR: TRUE NORTH SURVEY
 ADDRESS: P O BOX 670812, CHUGIAK, AK. 99567

To whom it may concern:

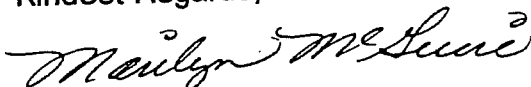
Attached is a copy of a petition which has been received by the Matanuska-Susitna Borough Platting Division for the proposed preliminary plat and variance of subject property.

The request is to create 30 new lots and 1 tract from 15 lots within Center Point Subdivision, containing 15.3 acres, to be known as Center Point Subdivision Replat. A variance from MSB 16.20.060 Public Access is being requested as internal roads are to be private.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the preliminary plat and variance to help us more effectively enforce our subdivision regulations.

All existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **FEBRUARY 15, 2001**, so that we may incorporate this information into our recommendations to the Platting Board on **MARCH 1, 2001**.

Kindest Regards,


 Paul Hulbert
 Acting Platting Officer

**Harman
Excavating,
Inc.**

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531-
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

January 5, 2001

CENTER POINT SUBDIVISION RE-PLAT

BLOCK ONE

LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B
LOT 4A
LOT 4B
LOT 5A
LOT 5B
LOT 8A
LOT 8B
LOT 9A
LOT 9B
LOT 10A
LOT 10B
LOT 11A
LOT 11B
LOT 12A
LOT 12B
LOT 13A
LOT 13B

BLOCK TWO

LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B

VARIANCE APPLICATION

MSK-SUSITNA BOROUGH
PHONE: (907) 745-9874

350 E. DAHLIA AVENUE
PALMER, AK 99645

Application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision
Map, Title 16.

Applicant's Name: Harman Exec. Inc. by Randy L. Harman, Pres.

Address: 550 W. Fallen Leaf

Phone: (376-2034 0)
{ 2-32-2996 C }
{ 3-57-6477 H }

Description of Property: 4862000T001
Center Point.

Application for a variance from a requirement of Title 16 shall contain:

1. The preliminary plat to which the variance pertains or a copy of the plat of record if it has previously been approved and recorded;
2. A description of the variance requested including the code section reference;
3. A specific statement of the reasons why the variance is needed.

Randy L. Harman, the owner (or owner's representative) of the above
described property apply for a variance from Section 16.20. _____ of the Borough Code in order
as follows:

The granting of private roads in the Center Point Subdivision, which
is a gated, planned community under the Uniform Common Ownership
Interest Act of Alaska (AS 34.08). I, in the capacity of developer,
intend to deed the roads to the Center Point Homeowners Association,
Inc., a nonprofit corporation (Association) prior to the sale of lots
in the subdivision. The Declaration of Covenants, Conditions, and
Restrictions of Center Point Subdivision will describe these roads as
Common Elements of the Association. The Association will be
responsible for maintaining, repairing, and replacing the roads within
Center Point Subdivision.

The requested variances from Road Design Standards are variances from MSB 16.20.140(A)(2).

al circumstances for the variance are as follows: (Refer to Section 16.15.075),

e granting of the variance will not be detrimental to the public health, safety,

elfare or injurious to adjacent property because:

own the adjacent property and intend to expand this gated,
d community into the adjacent property. The city of Wasilla
ng Department has requested that I install a fence on the
rly boundary of the subdivision in the event I do not expand
Point Subdivision into the adjacent property. To assure the
uction of the fence, I have bonded the construction of the

It is not contemplated that these roads would be used for
by the adjacent property unless I expand Center Point
ision.

, fire and ambulance will be allowed access via Knox Box, which
commonly used security system. Utility companies will be
ded with a code or opener to the gate.

ne conditions upon which the variance application is based do not apply

enerally to properties other than the property for which the variance is sought

ecause:

This variance is based upon a fenced, gated, planned community.
re lot owners will benefit by being given the opportunity to live
type of subdivision presently not available in the city of
lla or elsewhere within the Mat-Su Borough. The fact that not all
le want to live in a gated, planned community with private roads
d not prevent those who want to live in such a planned community
oving such a lifestyle. The city of Wasilla will benefit from
project in that it will not be responsible for maintenance of the
s. The public will also benefit by given the opportunity to live
type of subdivision presently not available in the city of
lla.

Due to unusual physical surroundings, shape, or topographical condition of the

property for which the variance is sought or because of surrounding development

or conditions, the strict application to the property of the requirements of Chapter

16.20 will result in undue substantial hardship to the owner of the property

ecause:

See answer to "B" above. Denial of the variance will result in
ue hardship to homeowners who desire the greater degree of privacy
d security that would only be possible with privately-owned roads.

an Excavating Inc. by Randy L. Hansen Pres. 1-04-01

SIGNATURE

DATE

llis

Willis of Alaska, Inc
P.O. Box 102595
Anchorage, AK 99510
(907) 562-2266

INVOICE

INVOICE DATE
19-MAY-2000

INVOICE NO.
0587490

HARMAN EXCAVATING, INC.
550 W. FALLEN LEAF CIRCLE
WASILLA AK 99654



QUANTITY	LOCATION	ACCOUNT NAME
5	001	Harman Excavating, Inc.

FOR INFORMATION REGARDING THIS INVOICE, PLEASE CALL ONE OF THE FOLLOWING
Christin Sweet

PRODUCER **Jim Ferguson**

BILLING INFORMATION **AMOUNT**

Transaction: Bond Adjustment	
Eff. Date : 19-MAY-2000	
Bond : 11133396363	
Description: Other Miscellaneous Bond	
Period : 22-APR-2000 to 22-APR-2001	
Carrier : American Automobile Insurance Company	
In Full : May 2000	
Premium for Other Miscellaneous Bond	\$ 520.00
Total for Reference 01	\$ 520.00

\$26,000 Guarantee Bond
Center Point Homeowners Association

Renewal Premium Due
Thank you.

Handwritten: H&I ck. # 1083

AMOUNT DUE UPON RECEIPT OF INVOICE	AMOUNT DUE \$ 520.00
------------------------------------	------------------------------------

PLEASE RETAIN THIS COPY FOR YOUR RECORDS

AMERICAN AUTOMOBILE INSURANCE COMPANY

ALL MEN BY THESE PRESENTS: That AMERICAN AUTOMOBILE INSURANCE COMPANY, a Corporation duly organized and existing under the laws of the State of Missouri, and having its principal office in the County of Marin, State of California, has made, constituted and appointed, and does hereby make, constitute and appoint RICHARD L. RICHMOND, JAMES L. FERGUSON, CHRISTIN M. TAYLOR, KURT IMIG, MICHELLE PAYNE, JOHN D. WHEATLEY, jointly or severally

Attorneys-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver any and all instruments, bonds, undertakings, recognizances or other written obligations in the nature thereof

and the Corporation thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Corporation and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises.

Power of attorney is granted pursuant to Article VII, Sections 45 and 46 of By-laws of AMERICAN AUTOMOBILE INSURANCE COMPANY now in full force and effect.

Article VII. Appointment and Authority of Resident Secretaries, Attorney-in-Fact and Agents to accept Legal Process and Make Appearances.

Section 45. Appointment. The Chairman of the Board of Directors, the President, any Vice-President or any other person authorized by the Board of Directors, the Chairman of the Board of Directors, the President or any Vice-President may, from time to time, appoint Resident Assistant Secretaries and Attorneys-in-Fact to represent and act for and on behalf of the Corporation and Agents to accept legal process and make appearances for and on behalf of the Corporation.

Section 46. Authority. The authority of such Resident Assistant Secretaries, Attorneys-in-Fact and Agents shall be as prescribed in the instrument evidencing such appointment. Any such appointment and all authority granted thereby may be revoked at any time by the Board of Directors or by any person empowered in that behalf.

Power of attorney is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of AMERICAN AUTOMOBILE INSURANCE COMPANY at a meeting duly called and held on the 31st day of July, 1984, and said Resolution has not been amended or modified:

RESOLVED, that the signature of any Vice-President, Assistant Secretary, and Resident Assistant Secretary of this Corporation, and the seal of this Corporation may be affixed or printed on any power of attorney, on any revocation of any power of attorney, or on any certificate relating thereto, by facsimile, and any power of attorney, any revocation of any power of attorney, or certificate bearing such facsimile signature or facsimile seal shall be valid and binding on the Corporation.

IN WITNESS WHEREOF, AMERICAN AUTOMOBILE INSURANCE COMPANY has caused these presents to be signed by its Vice-President, and its

seal to be hereunto affixed this 6th day of May, 1997.



AMERICAN AUTOMOBILE INSURANCE COMPANY

By

[Signature of M. A. Malloncc]

Vice-President

is.

STATE OF CALIFORNIA
COUNTY OF MARIN

On this 6th day of May, 1997, before me personally came M. A. Malloncc, known to me, who, being by me duly sworn, did depose and say: that he is Vice-President of AMERICAN AUTOMOBILE INSURANCE COMPANY, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such Corporation's seal; that it was so affixed by order of the Board of Directors of said Corporation and that he signed his name thereto by like order.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year herein first above written.



[Signature of A. Krieger]

Notary Public

CERTIFICATE

is.

STATE OF CALIFORNIA
COUNTY OF MARIN

I, the undersigned, Resident Assistant Secretary of AMERICAN AUTOMOBILE INSURANCE COMPANY, a MISSOURI Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force and has not been revoked; and furthermore that Article VII, Sections 45 and 46 of the By-laws of the Corporation, and the Resolution of the Board of Directors; set forth in the Power of Attorney, are now in force.

Witness my hand and sealed at the County of Marin. Dated the 22nd day of April, 1999.



[Signature of Leatha E. Austey]

Resident Assistant Secretary

LICENSE OR
PERMIT BOND

Bond 11133396363

ENSE OR PERMIT BOND

OW ALL BY THESE PRESENTS, That we, Harman Excavating, Inc.

Principal, and the American Automobile Insurance Company, a Missouri corporation
Surety, are held and firmly bound unto Center Point Homeowners Association, as Obligor

the sum of Twenty Six Thousand and 00/100 Dollars (\$ 26,000.00)

for which sum, well and truly to be paid, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

signed and sealed this 22nd day of April, 1999

THE CONDITION OF THIS OBLIGATION IS SUCH. That should the single family residential homeowners association not expand beyond the 16 single family lots proposed within tax parcel A4, Harman Excavating, Inc. will install a continuous fence along the southerly boundary and round-about.

This bond may be canceled by the Surety by the sending of notice in writing to the Obligee, stating when, not less than thirty days thereafter, liability shall terminate as to subsequent acts or omissions of the Principal.

Harman Excavating, Inc.

Principa

By _____

American Automobile Insurance Company

By _____

James L. Ferguson

Attorney-in-Fact

PETITION TO AMEND OR ALTER A PLAT

VACATION OF A SUBDIVISION

I, the undersigned, Harman Excavating Inc. and petitions the Matanuska-Susitna Borough to amend a plat lying within the following described property, to-wit: Water Point Subdivision; split existing lots into 2 new lots except Lot 6 BIKI and Lot 7 BIKI

Proposed Change Requested: (OR see attached sheets)

see attached plat

Submitted herewith are the following:

The name, address and telephone number of petitioners is as follows:

Harman Excavating Inc. by Randy L. Harman, Pres. (907) 376-2034 OFF. 232-2896 cell
W. Fallen Leaf Circle Wasilla AK. 99654

The action sought by this petition is for the following reasons: (OR see attached sheets)

improve marketability

Filed at Wasilla, Alaska this 4th day of January, 2001.

SIGNATURES OF PETITIONER(S):

Harman Excavating Inc. by Randy L. Harman, Pres.

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 4th day of January, 2001.

NOTARY PUBLIC
NANCY M. HENRIONNET
STATE OF ALASKA

COMMISSION EXPIRES 8-28-02

Nancy Henriounet
NOTARY PUBLIC in & for Alaska

My Commission Expires: 8-28-02

TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

This application has been reviewed and found to meet submittal standards as noted above.

DATE: _____

Plating Division Representative

Scheduled for Platting Board Meeting of: _____

Information is required for submission per MSB 16.05.050. Please type or print all non-signature items in ink:

PROPOSED SUBMITTAL NAME: Center Point Subdivision; Re-Plat

I enclose the enclosed items concerning the above referenced submittal for review. By my signature I certify that the property is (check one):

Privately owned and that I am the owner.

Owned by a sole proprietorship and I am the proprietor.

Owned by a partnership of which I am a general partner.

Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization)

Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Nancy L. Harman
Signature (please sign in ink) _____ Date _____

10 W. Fallen Leaf Circle Wasilla AK. 99654
Address _____ Phone _____

Nancy L. Harman, President
Name & Official Title (print) _____

Harman Excavating Inc.
Company or Agency (if applicable) _____

NOTARY ACKNOWLEDGMENT:

Subscribed and sworn before me this 4th day of January, 2001.

NOTARY PUBLIC
NANCY M. HENRIONNET
STATE OF ALASKA
COMMISSION EXPIRES 8/28/02

Nancy M. Henriounet
Notary Public in and for the State of Alaska
My commission expires: 8-28-02

**Harman
Excavating,
Inc.**

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

January 5, 2001

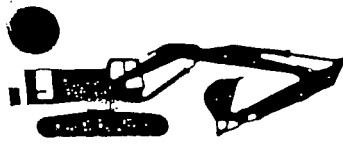
ATTACHMENT TO OWNER'S STATEMENT

Lot 7 Block 1 Center Point Subdivision is owned by Randy L. Harman personally.

All remaining lots in Center Point Subdivision are owned by Harman Excavating, Inc., of which Randy L. Harman is president and sole stockholder.

Tract 1 Center Point Subdivision is owned by Center Point Subdivision Homeowner's Association of which Randy L. Harman and Harman Excavating, Inc., are the only current members.

In addition, Mat-Su Borough Tax Parcels A7 and A5 are owned by Harman Excavating, Inc.



HARMAN EXCAVATING INC.

P.O. Box 870231 • Wasilla, Alaska 99687

28, 1999

uska-Susitna Borough
g Department
Dahlia Avenue
er, AK 99645-6488

Whom It May Concern:

letter is to certify that Randy L. Harman is the president and sole owner of all
standing shares of Harman Excavating, Inc. and he is authorized by the corporation to
duct any and all business for the corporation as he deems necessary.

Randy L. Harman, Pres.
d. Harman, President

NOTARY ACKNOWLEDGMENT

personally appeared Randy L. Harman of Harman Excavating, Inc. Subscribed and
orn before me this 28th day of April, 1999.

Nancy Henrionnet
Nancy Henrionnet, Notary Public in
d for the State of Alaska

NOTARY PUBLIC
NANCY M. HENRIONNET
STATE OF ALASKA
COMMISSION EXPIRES 8/28/02

APPLICATION FOR APPROVAL OF:

PRELIMINARY PLAT SHORT PLAT HOMESTEAD

Undersigned hereby applies to the Matanuska-Susitna Borough Platting Authority for approval to plat as follows:

SENT
SIGNATION
PROPERTY

SUBDIVISION Center Point Subdivision.
BLOCK(s) 1 and 2. LOT(s) 1 thru 13 and 1 thru 3

OR

ALIQUOT PART OR METES and BOUNDS DESCRIPTION: _____

LOCATED IN THE (aliquot part) _____ of

Section(s) _____ Township(s) _____ Range(s) _____ Meridian, Alaska.

TURE
SIGNATION
PROPERTY

SUBDIVISION Center Point Subdivision - Re-plot
BLOCK(s) 1 and 2 LOT(s) See attached list of re-plot
CONTAINING ± 15.3 ACRES, 30 LOTS, & 1 TRACTS

EMENTAL
FORMATION

- 1. Is there any related vacation activity? YES NO
Sec. Line Easement _____, ROW Vacation _____, Sub. Vacation _____
- 2. The plat boundary includes all land under contiguous ownership?
 YES NO See attached owner statement.
- 3. Are there any existing access, historical or cultural features existing within this proposed subdivision? YES NO
- 4. The existing access road meets the minimum access requirements? YES NO

APPLICANT Name: Harman Excavating Inc.
OR Mailing Address: 550 W. Fallen Leaf Circle Wasilla AK Zip 99654
OWNER Contact Person: Randy L. Harman, Pres. Phone 232-2996 cell
376-2034 off.

SURVEYOR Name (FIRM): True North Survey
Mailing Address: P.O. B 670812 Chugiak AK. Zip 99567
Contact Person: Dave Lucas Phone 688-2017

ENGINEER Name (FIRM): Raven Engineering
Mailing Address: 3825 Palmdale Wasilla AK. Zip 99654
Contact Person: Steve Miller Phone 376-9614

PLAT CHECKLIST

SIZE OF PLAT 18X24 _____ 24X36 _____ OVER SIZE _____

TITLE BLOCK _____

____ SUBDIVISION NAME _____ TOTAL AREA
____ SCALE _____ DESCRIPTION of PARCEL BEING DIVIDED
____ DATE _____ NAME, ADDRESS & ZIP OF SURVEYOR
____ SHEET NUMBER _____ FIELD BOOK REF., if necessary
____ SUBDIVIDER NAME, ADDRESS & ZIP

NORTH ARROW _____

VICINITY MAP _____ 1" = 300' - 1/16 SQUARE MILE MIN. (URBAN)
_____ 1" - 1 MILE - 20 SQUARE MILE AREA MIN. (RURAL)

NAME & ADDRESS OF OWNER w/ ZIP CODE _____

WITHIN THE SUBDIVISION: _____

____ EASEMENTS- DEDICATED R/O/W _____ ADJACENT PROPERTY LINES
____ LOT/TRACT LINES _____ SECTION LINE EASEMENTS
____ PATENT RESERVATIONS _____ 100 YEAR FLOOD PLAIN , if available
____ PROPOSED PUBLIC AREA _____ LOT & TRACT AREAS
____ APPROXIMATE DISTANCES _____ LOTS _____ TRACTS _____ TOPO
____ R/O/W EASEMENTS DASHED LINES

TOPOGRAPHIC MAPS, IF REQUIRED AT PRE-APPLICATION CONFERENCE

____ 50' FROM PROPOSED BOUNDARIES _____ 1" = 200' _____ 1" = 100'
____ LOT LINES _____ LOCATION OF STREETS
____ CONTOUR INTERVALS: _____ 5' SLOPE LESS THAN 10% _____ 10' SLOPE MORE THAN 10%

PROPOSED COMMUNITY WATER/SEWER SYSTEMS

____ ENGINEERING PLANS _____ RECORD DRAWINGS
STREET GRADIENTS _____ EXCEEDS 10% _____

PORTIVE
A

REQUIRED AT TIME OF SUBMITTAL FOR PRELIMINARY PLATS

- Fee
- Owner Authorization
- BLUELINE PRINTS (OR LESS AS REQUIRED)
- 8 TOPOGRAPHIC MAPS (1" = 200' OR 1" = 100')
- TOPOGRAPHIC NARRATIVE
- PRELIMINARY CONSTRUCTION PLANS (as req'd by DPW)
- SOILS INFORMATION UNDER SEAL OF A PROFESSIONAL ENGINEER
- LEGAL ACCESS DOCUMENTATION (road/air/water/railroad/section line)
- APPLICATIONS:
 - Preliminary Plat
 - Vacation of Public Area or R/OW (Including Petition)
 - Section Line Easement Vacation Plat (Including Petition)
 - Variances

CERTIFICATION:

I HEREBY CERTIFY THAT (I am)(I have been authorized to act for) the owner of the property described above and that I desire to subdivide this property in conformance with the Matanuska-Susitna Borough Code Title 16 and hereby depose and say that all of the above statements are true. I am familiar with the code requirements and certify that to the best of my knowledge, belief and professional ability that this plat meets them. I understand that payment of the subdivision fee is non-refundable and is to cover the costs associated with the processing of this application and that it does not assure approval of the plat.

DATE: 1-05-01

Hauman Excavating Inc. by
APPLICANTS NAME (PRINT)

Randy L. Hauman, Pres.
APPLICANTS SIGNATURE

THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

DATE: _____ PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD/SHORT PLAT MEETING OF: _____

**Harman
Excavating,
Inc.**

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

January 5, 2001

ATTACHMENT TO OWNER'S STATEMENT

Lot 7 Block 1 Center Point Subdivision is owned by Randy L. Harman personally.

All remaining lots in Center Point Subdivision are owned by Harman Excavating, Inc., of which Randy L. Harman is president and sole stockholder.

Tract 1 Center Point Subdivision is owned by Center Point Subdivision Homeowner's Association of which Randy L. Harman and Harman Excavating, Inc., are the only current members.

In addition, Mat-Su Borough Tax Parcels A7 and A5 are owned by Harman Excavating, Inc.

LUCILLE LAKE

750

LUCILLE PARK

SUBJECT PARCEL

New A7

SUSITNA PLACE
TR. B-2
(4672)

S KNICK - GOOSE BAY ROAD

3
CATHERINE
(1425)

CATHERINE
DIV. 1
4 3
5 (1850)
(1)

(2178)

3
CATHERINE #2
4

5
DIV. 2
(2) 6

TRACT A
CATHERINE #2
DIV. 3

INDEPENDENCE
ESTATES
12 11 10 9 8

1 2 3 4 5 6
(1319) (3)

(1040)
16
LANGDON

15

(8)

13

VICINITY MAP

FOR PROPOSED CENTREPOINTE SUBDIVISION
LOCATED WITHIN SECTION 10, T 17 N,
R 1 W, SEWARD MERIDIAN, ALASKA

WASILLA 12 MAP



001

)

**Harman
Excavating,
Inc.**

550 W. Fallen Leaf Circle
Wasilla, AK 99654
Randy's cell 232-2996 Nancy's cell 232-0531
Office(907)376-2034 Fax(907)376-2033

Email: hei@alaska.com
Please visit our Website:
<http://home.gci.net/~centerpointsub>

January 5, 2001

CENTER POINT SUBDIVISION RE-PLAT

BLOCK ONE

LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B
LOT 4A
LOT 4B
LOT 5A
LOT 5B
LOT 6 (NO CHANGE)
LOT 7 (NO CHANGE)
LOT 8A
LOT 8B
LOT 9A
LOT 9B
LOT 10A
LOT 10B
LOT 11A
LOT 11B
LOT 12A
LOT 12B
LOT 13A
LOT 13B

BLOCK TWO

LOT 1A
LOT 1B
LOT 2A
LOT 2B
LOT 3A
LOT 3B



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

HC 32 Box 3380 Wasilla, Alaska 99654 • 376-0410

January 15, 2001

Paul Hulbert
Acting Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Resubdivision of Existing Center Point Subdn. For Multi-family Units
HE Project # 01002

Dear Mr. Hulbert:

At the request of Randy Harman, I have performed additional soils testing, reviewed earlier test reports, and reviewed a proposed plat for the referenced project dated 1-16-01. Existing lots 1-5 and 8-13, block 1 and lots 1-3, block 2 are slated for resubdivision. The lots are served by the City of Wasilla water system, and shared, onsite community wastewater disposal systems are planned. Center Point subdivision was approved in 1999.

My review included two earlier reports for this site; a 1985 report for the then 145-acre parcel, and a 1998 report for Center Point subdivision. The reports were prepared by Harry R. Lee, P.E., and full copies have been previously submitted. During the previous investigations, 6 test holes were logged on the subject 15.3 acres, and a test hole location map with topography was prepared. I recently logged and located additional testholes on lots 12&13, block 1. The developer installed the water lines and constructed the roads for the project, and was able to provide additional information about soils. My comments regarding useable areas are based on information from the 1985 & 1998 reports, my own direct observations, discussion with the developer and my experience in the area.

Copies of pertinent 1985 & 1998 test hole logs, my recent testhole logs, and the location/topography map will be submitted within 2 days. The map was constructed by superimposing my recent testholes over the 1998 topography/testhole location map. The new testholes were located using a hand sighting compass and fiberglass tape measure...

As described in the 1998 report, soils encountered were consistently sands and gravels over silty sands and gravels. Although some of the soils are relatively dense/tight, all encountered soils should be usable for conventional septic systems. Surface grade is shown on the attached topography map. Areas on lots 8-11 slope from 25 - 40%. The sloped areas do affect useable area for those lots, however adequate area remains. These areas can also be re-graded to <25% slope, and a waiver is likely available since the

overall height is around 14'. None of the proposed septic easements are within 100' of a surface water drainage.

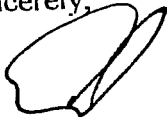
A relatively shallow water table was noted in 3 of the 7 testholes on the 15.3-acre site. I have approximated the limits of areas with over 8' to water, with an allowance for lower water table conditions during this time of year. No soil staining or mottling was logged above observed water tables in the old or new testholes, which may indicate that seasonal fluctuations are minor.

The highest groundwater conditions encountered in previous testholes were on lot 7. Lot 7 has been fully developed, with a conventional wastewater disposal system serving a large home.

Septic easements have been designed for the affected lots. Each community system would serve two buildings, or four of the proposed lots. As such, each system will require design by a professional engineer, with review & approval by ADEC. Based on the available information, each proposed lot contains or is served by a septic easement adequate to support an initial, shared 6- or 7- bedroom conventional wastewater disposal system, plus additional area adequate for at least one replacement drainfield site.

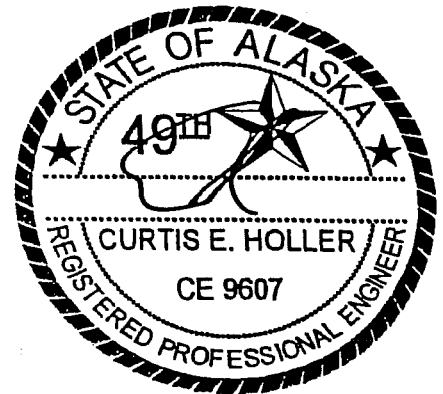
Please feel free to call with your questions or if you need additional information. Thank you for your assistance.

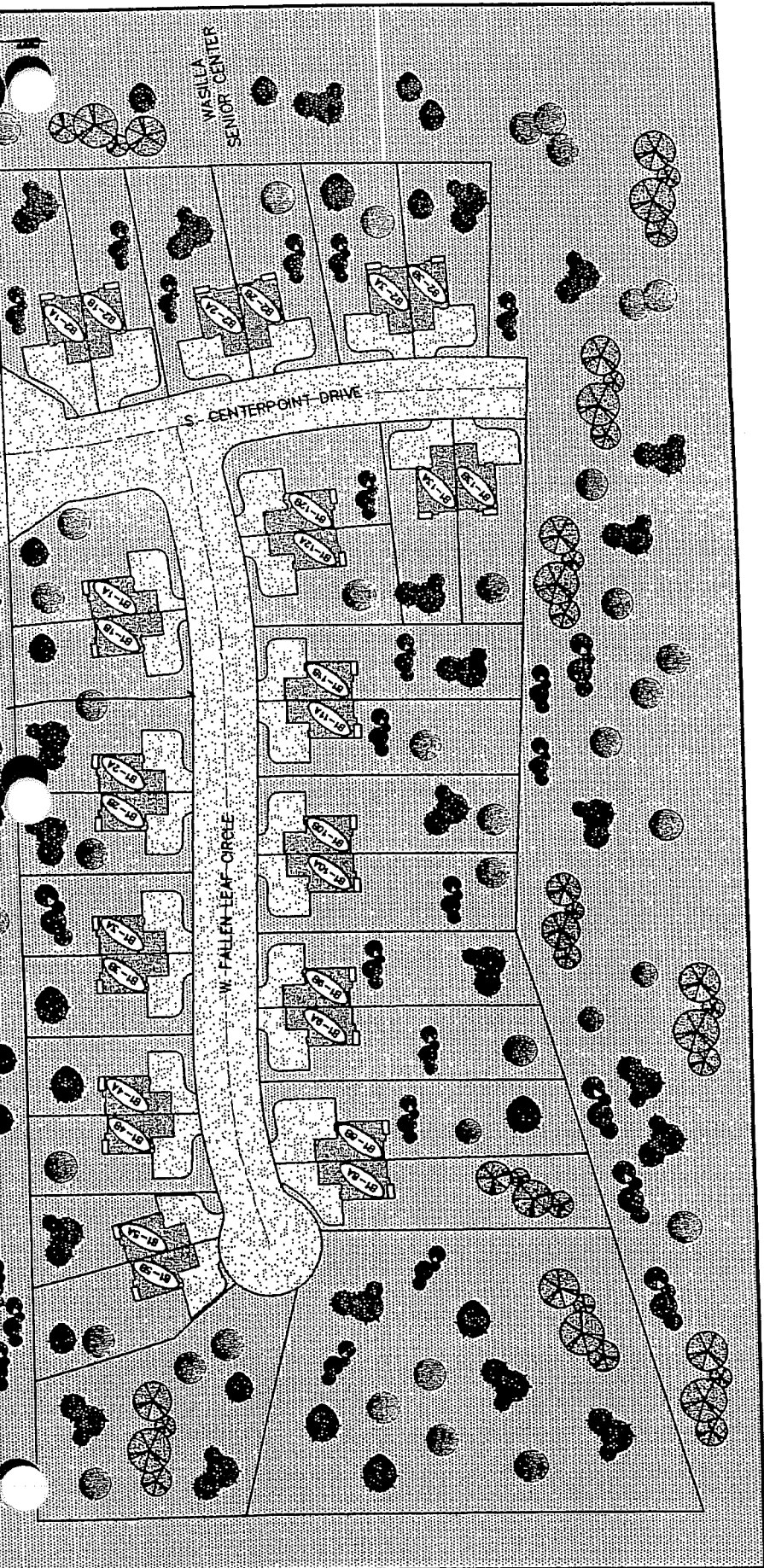
Sincerely,



Curtis E. Holler, P.E.

c: Randy Harman



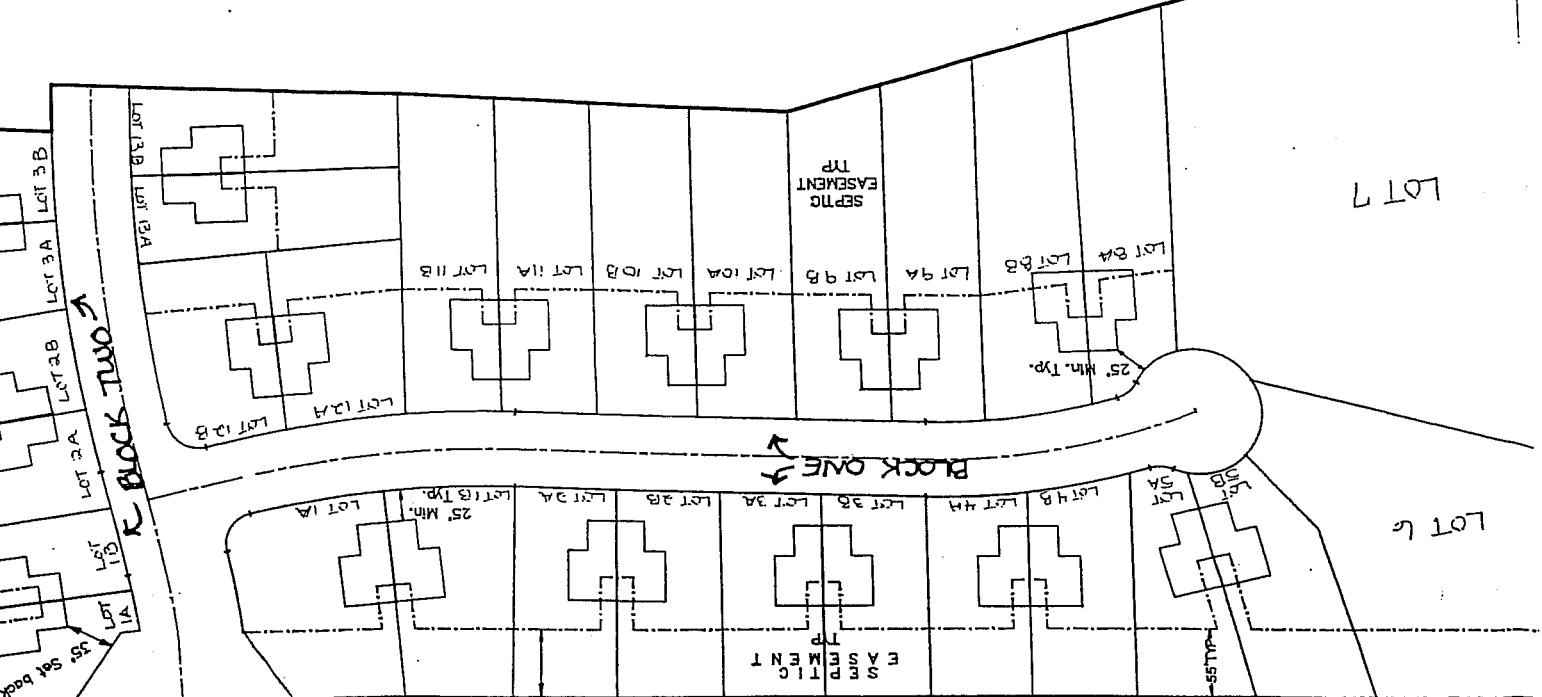


You Deserve the Value

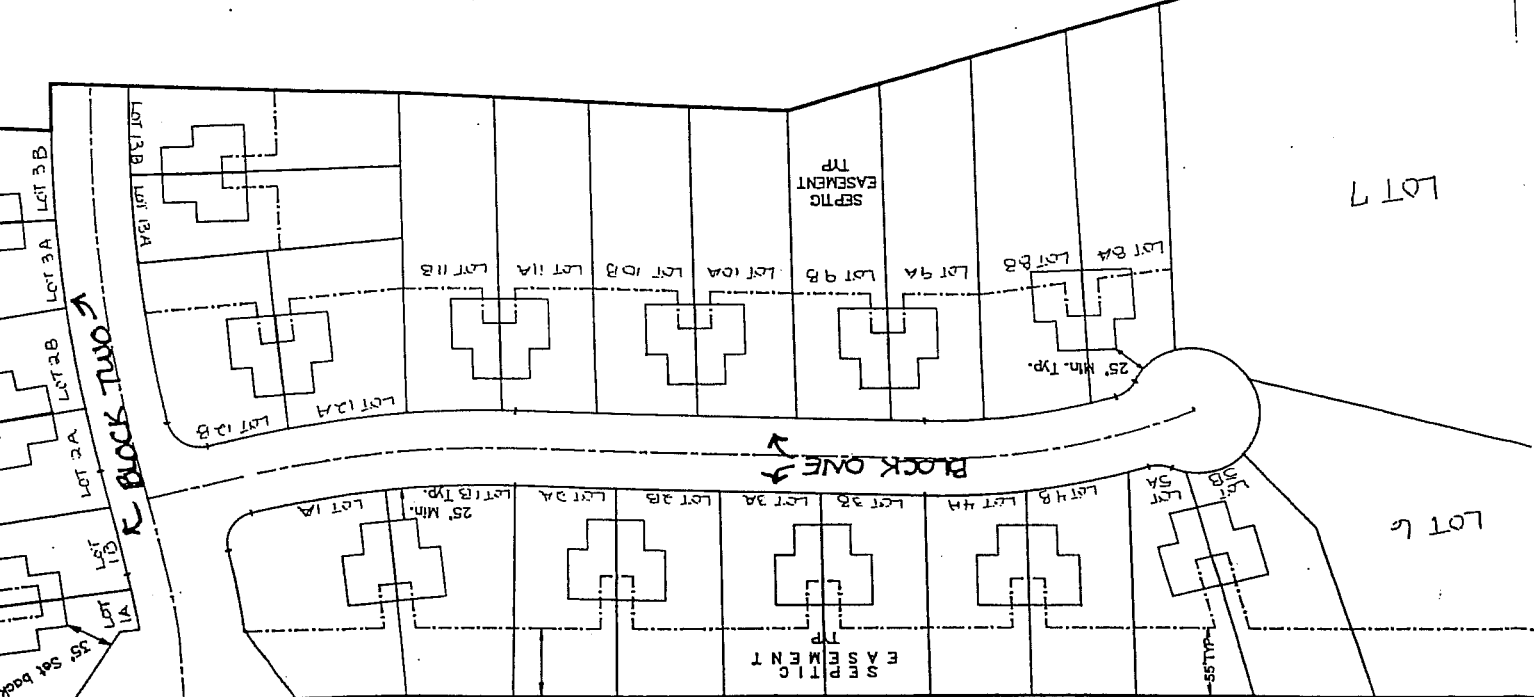
THE VILLAS AT CENTER POINT

For information call (907) 746-6266

Scale: 1" = 100'



Scale: 1" = 100'



LOT 7

LOT 6

BLOCK ONE

BLOCK TWO

SEPTIC EASEMENT TP

SEPTIC EASEMENT TP

25' Min. Typ.

25' Min. Typ.

LOT 3A LOT 3B

LOT 1A LOT 1B

35' Set back

LOT 2A LOT 2B

LOT 12A LOT 12B

LOT 13A LOT 13B

LOT 14A LOT 14B

LOT 15A LOT 15B

LOT 16A LOT 16B

LOT 17A LOT 17B

LOT 18A LOT 18B

LOT 19A LOT 19B

LOT 20A LOT 20B

LOT 21A LOT 21B

LOT 22A LOT 22B

LOT 23A LOT 23B

LOT 24A LOT 24B

LOT 25A LOT 25B

LOT 26A LOT 26B

LOT 27A LOT 27B

LOT 28A LOT 28B

LOT 29A LOT 29B

LOT 30A LOT 30B

LOT 31A LOT 31B

LOT 32A LOT 32B

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LOT 95A LOT 95B

LOT 96A LOT 96B

LOT 97A LOT 97B

LOT 98A LOT 98B

LOT 99A LOT 99B

LOT 100A LOT 100B