

Date of Action: 10/9/17	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: <i>[Signature]</i>	

**CITY COUNCIL ACTION MEMORANDUM**

**AM No. 17-43: Approving the Partial Vacation of S. Wasilla Street Right-of-Way and the Vacation of two 20 foot wide alleyways in Floyd Subdivision to improve access to the future Wasilla Train Depot.**

Originator: Public Works Director  
 Date: September 26, 2017

Agenda of: October 9, 2017

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	9/26/17
X	Finance Director	<i>[Signature]</i>	9.26.17
X	Deputy Administrator	<i>[Signature]</i>	9/26/17
X	City Clerk	<i>[Signature]</i>	9/26/17

Reviewed by Mayor Bert L. Cottle: *[Signature]* 9/27/2017

**Fiscal Impact:** yes \$7,332 Platting Fees

**Account name/number:** Easements-ROW/130-4320-432.45-29

**Attachments:** MSB Notice and Maps (5 pages)

**Summary Statement:** The partial vacation of the Wasilla Street right-of-way and the vacation of the 2 alleyways has been approved by the Mat-Su Borough Platting Board and it provides for additional right-of-way to access the future train depot. The partial vacation of Wasilla Street (60 feet wide) will be added to the Susitna Avenue right-of-way adjacent to E. Depot Road creating 100 feet of right-of-way to access the future train depot. This will provide a buffer to the Lake View Condos allowing the access road to be constructed 40 feet away from the current alignment. The vacation of the alleyways allows for the properties within Blocks 2 and 3 in Floyd Subdivision to be combined into larger parcels for a greater potential of development.

The Mat-Su Borough Platting Board is requesting approval from the City Council as a condition of approval for this platting action.

**Staff Recommendation:** Adopt AM No. 17-43.



# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

## NOTIFICATION OF ACTION

September 14, 2017

North Star Terminal & Stevedore Properties, LLC  
Jeff Bentz, President  
790 Ocean Dock Road  
Anchorage, AK 99501

Case #: **2017-087/088**

Case Name: **NORTH STAR ESTATES (S. WASILLA ST) PARTIAL & (20' ROWS)**

Action taken by the Platting Board on September 7, 2017 is as follows:

THE PARTIAL VACATION OF S. WASILLA STREET AND THE VACATION OF THE 20' WIDE ALLEYWAYS, AND THE PRELIMINARY PLAT FOR NORTH STAR ESTATES WAS APPROVED AND WILL EXPIRE ON SEPTEMBER 14, 2023 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If 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.

Kindest regards,

Mr. Jordan Rausa  
Platting Board Vice Chairman

SV

cc: DPW – Jamie Taylor

All Points North  
Max A. Schillinger  
PO Box 4207  
Palmer, AK 99645

Joan Starn  
mtnstar@mtaonline.net

**Additional Plat Reviews After 2<sup>nd</sup> Final are \$100.00 Each**

**CONDITIONS of APPROVAL:**

The Platting Board approved the partial vacation of S. Wasilla Street and the vacation of the 20' wide alleyways, and the preliminary plat for North Star Estates, contingent upon the following:

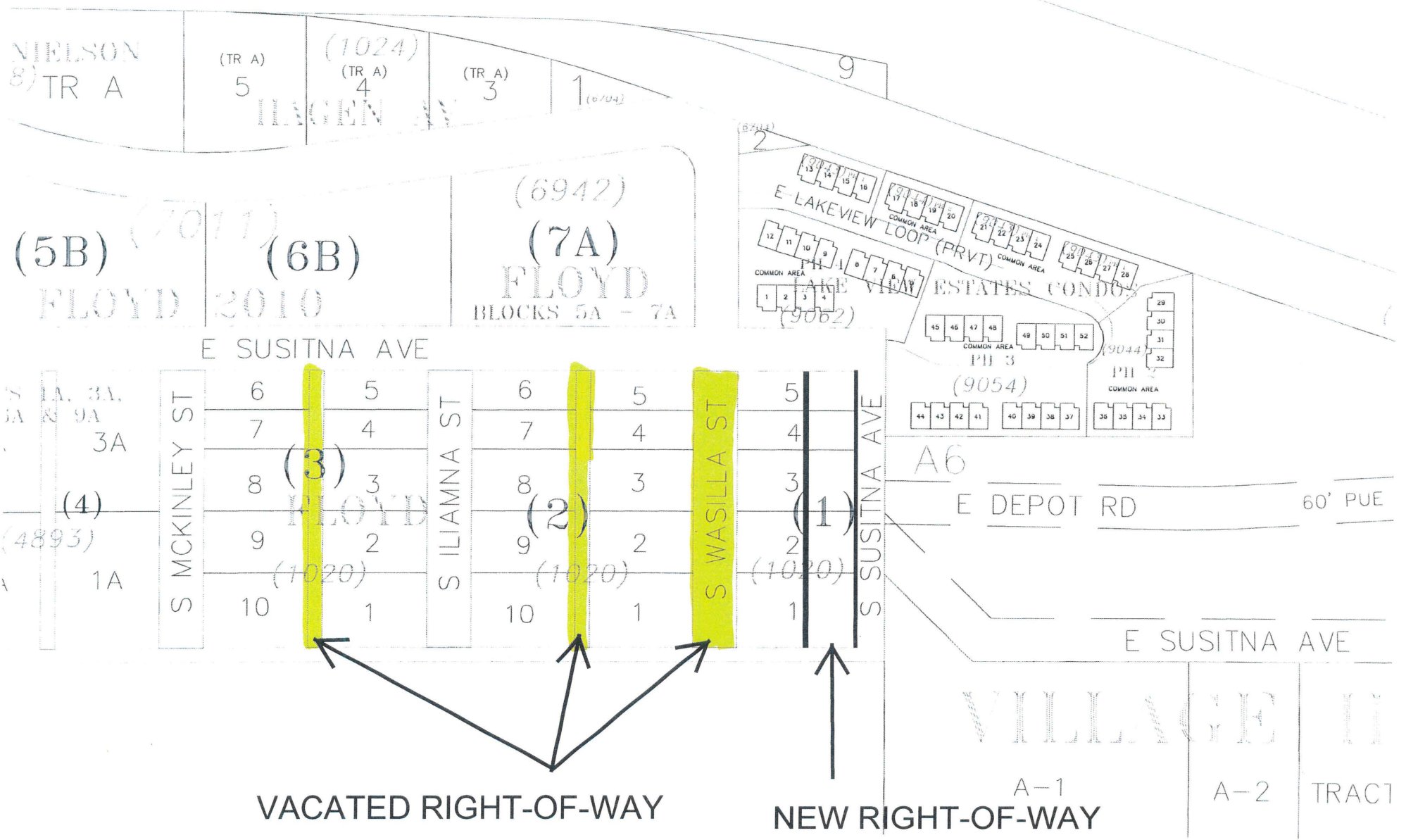
1. Obtain approval from the City Council of Wasilla for the partial vacation of S. Wasilla Street and the 20' wide alleyways.
2. Taxes and special assessments must be current prior to the recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
3. Pay mailing and advertising fees.
4. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
5. Show or list all easements of record on final plat.
6. Submit recording fee, payable to State of Alaska, Department of Natural Resources (SOA/DNR).
7. Submit each phase plat in full compliance with Title 43.

**FINDINGS:**

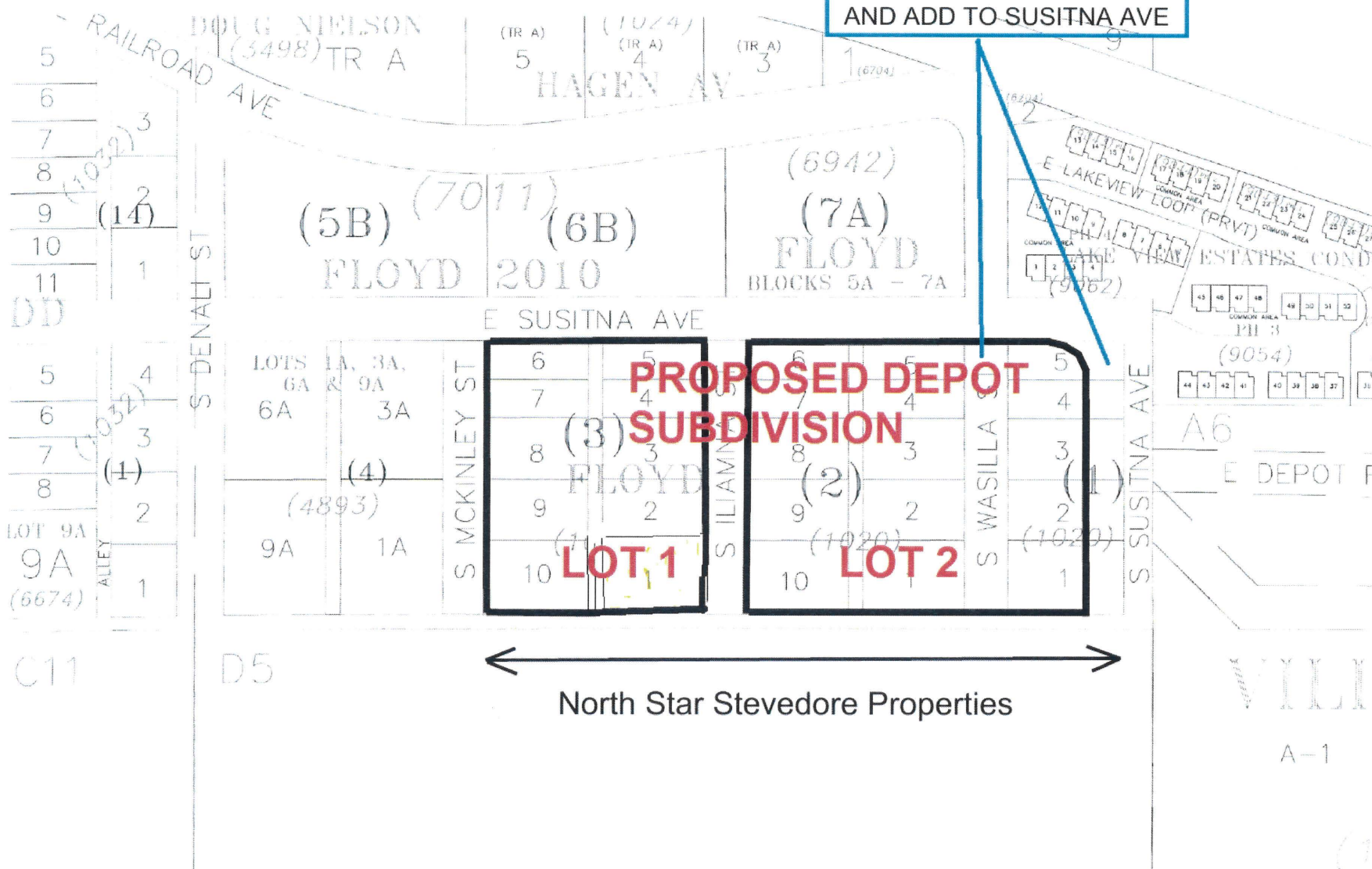
1. The plat of North Star Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The partial vacation of S. Wasilla Street and the two 20' wide alleyways is consistent with MSB 43.15.035 Vacations.
3. There were no objections from any federal or state agencies, Borough departments, or utilities.
4. No objections were received from the public in response to the Notice of Public Hearing.
5. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Cultural Resources, Assessments, Permit Center, Planning, or Pre-Design Division; MEA or GCI.
6. A geotechnical report was not required, as lots are served by City of Wasilla water and sewer systems.
7. Lot sizes and useable area are consistent with MSB 43.20.281 Area.
8. Frontage for the subdivision lots exist, pursuant to MSB 43.20.320 Frontage.

9. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
10. A vacation of right-of-way posting affidavit was provided to Platting staff.

# LOCATION MAP



VACATE WASILLA ST ROW  
AND ADD TO SUSITNA AVE



**PROPOSED DEPOT  
SUBDIVISION**

**LOT 1**

**LOT 2**

← North Star Stevedore Properties →

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