



STAFF REPORT

Case #: U13-02 and A13-27
Prepared by: Planning Staff
Meeting Date: May 14, 2013

I. SUMMARY FACTS:

Applicant: Matanuska Electric Association (MEA)

Proposal: Construction of new 80-100 feet tall 115 kV double circuit transmission lines, with a 100 feet wide right-of-way easement, extending from the new Eklutna generation station to the Herning substation at S. Denali Street located within the Wasilla city limits.

Location: A corridor extending west from Seward-Meridian Highway on the north side of the Parks Highway and then crossing to the south side of the Parks Highway behind Creekside Plaza shopping center and then across to the north side of the Palmer-Wasilla Highway Extension and then west along the Palmer-Wasilla Highway Extension to just east of Glenwood Avenue and then north to the existing Herning substation (see transmission line corridor on attached drawings dated December 7, 2012.)

Parcel Size: N/A

Existing Zoning: Commercial and R-2, Residential Districts

Comprehensive Plan: Generally Commercial and Business

Surrounding Land Uses: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

That the Planning Commission approve Option #1, listed at the end of this staff report, that continues the public hearing until there has been a joint meeting(s) with MEA, City of Wasilla staff, Matanuska-Susitna Borough staff, the Alaska Railroad, and the Alaska Department of Transportation and Public Facilities to identify a route, other than the currently proposed route, that minimizes impacts to commercially zoned parcels, scenic mountain views, and residents.

III. ELEVATION OF PERMIT DECISION

16.12.040 Elevation.

The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:

A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;

B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;

C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;

D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;

E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)

Staff Finding: Staff is elevating this request to the Planning Commission for their review based on Subsections A and C above.

16.16.020 Procedure for elevations.

Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:

- A. Public Notice. If the planners' approval is elevated the planner shall:*
- 1. Place the application on the agenda of the next available meeting of the commission;*
 - 2. Publish the agenda item in a newspaper of general circulation or place a public service announcement on radio or television. The published notice must set out the time, date and place of the hearing, the name of the applicant the address or general location of the property and subject or nature of the action;*
 - 3. Within five days of elevation issue a public hearing notice;*
 - 4. Mail or electronically transfer a copy of the public hearing notice to the applicant, the commission members, the neighborhood association*

if the neighborhood has an approved neighborhood plan and to appropriate reviewing parties;

5. The public hearing notice shall be sent to the owners of property, as listed on the Matanuska-Susitna Borough property tax rolls, located within a minimum of one thousand two hundred (1,200) feet of the lot lines of the development. The public notice shall be posted in city hall and on the site. Staff will allow a minimum of ten (10) days (fourteen (14) calendar days) from the date of public notice mailing before scheduling a public hearing on the request before the planning commission.

B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant return the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)

IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050 An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

16.16.050(1)&(5) Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

Staff Finding: There are no approved neighborhood plans for neighborhoods along the proposed transmission line route nor does the route propose to go through established neighborhoods. However, comments have been received from affected property owners and residents of the City expressing concerns about the proposed transmission lines and the impact on the affected property owners, the residents, and the City as a whole.

16.16.050(2)

Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.

Staff Finding:

This criterion is not met. The proposed route is not substantially consistent with the City Comprehensive Plan.

The over-arching vision outlined in the Comprehensive Plan is to take the necessary steps to ensure the City remains region's major commercial center, generates the sales tax revenue that is required to maintain the quality of life for its residents, and enhances the visual attractiveness of the community.

The proposed centerline of the transmission line is within the right-of-way of two of the main commercial corridors within the City – the Parks Highway and the Palmer-Wasilla Highway Extension. Additionally, this area has the most potential for additional commercial development since there are several large commercially zoned properties.

The Parks Highway and Palmer-Wasilla Highway Extension commercial corridors contain some of the largest sales tax generators within the City. Since the City's entire budget is based on the collection of sales tax, existing and future sales tax dollars are essential for the City to improve the quality of life, safety, and welfare of its citizens.

The 100-foot easement that will be required for the transmission lines will consume a large square footage of valuable commercial real estate along these commercial corridors. This will discourage further commercial development in these areas, which is inconsistent with the following goals, objectives, and/or actions within the Comprehensive Plan (copies of the applicable sections are included in the packet):

- *Encourage development opportunities that support the City's role as a regional commercial center. (Land Use, Goal 2).*
- *Encourage expansion of the City's major commercial areas to accommodate regional demands. (Land Use, Goal 2, Objective 2.1).*
- *Continue to promote and enhance the City's future as the region's major center for commerce, services, visitor hospitality, culture and arts, transportation and industry. (Economic vitality, Goal 1).*
- *Adopt policies and programs that will ensure that the City remains the preferred place in the Valley for shopping, services, employment, arts, entertainment, sports, and culture. (Economic vitality, Goal 1, Objective 1.1)*

- *Encourage the development of new anchor developments, facilities, and attractions that generate economic activity.* (Economic vitality, Goal 1, Objective 1.3)

The 80-foot towers supporting the transmission lines and the requirement that the easement for the transmission lines be cleared of vegetation, including required landscaping for commercial development, will seriously degrade the visual attractiveness of the Parks Highway and Palmer-Wasilla Highway Extension commercial corridors, which is inconsistent with the following goals, objectives, and/or actions within the Comprehensive Plan (copies of the applicable sections are included in the packet):

- *Preserve and enhance the City's unique community assets* (Community Assets, Goal 4).
- *Enhance the City's visual appearance and identity.* (Community Assets, Goal 4, Objective 4.2).
- *Work to tap community pride and owners' self interest in enhancing properties along the Parks Highway by partnering with the Chamber of Commerce and other organizations on community beautification and cleanup efforts.* (Community Assets, Goal 4, Action 4.2.2).
- *Collaborate with ADOT&PF to identify ways to preserve landscaping along state roadways and minimize dust pollution from winter maintenance.* (Community Assets, Goal 4, Action 4.2.3).

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Staff Finding: This criterion is not applicable since there are no specific approval criteria for utility facilities.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Staff Finding: The City mailed 568 notices to neighboring property owners within a 1200' radius from the proposed centerline of the transmission lines and 25 review agencies. In response to the notices, City staff received comments in opposition to the proposed transmission lines from business owners and City residents. The comments in support of the project were received from residents in the Fairview Loop area, which is directly affected by the Cottle substation route that was presented by MEA as another optional route. Copies of all comments are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Staff Finding: This criterion is met since no comments were received from the Borough Fire Chief expressing concerns about a potential fire danger for the proposed transmission lines.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...*

Staff Finding: This criterion is not applicable since the proposed transmission lines will not generate any additional traffic on the City's street system.

16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

Staff Finding: **This criterion is not met.** The only dimensional requirement that applies to this request is a 75 feet required setback from the mean high-water mark of a water course or water body, including lakes, streams, and rivers. The code prohibits any building or footings within this setback area. The proposed route crosses over Cottonwood Creek but the applicant did not provide any information regarding whether any transmission line poles would be installed within the setback area. NOTE: Although the Code does not identify a maximum height for utility facilities, buildings in the Commercial zoning district may not exceed 35 feet in height without conditional use approval by the Planning Commission and signs cannot exceed 25 feet in height without approval of a variance by the Planning Commission. These height restrictions show that the City recognized the potential negative impacts caused by taller buildings and structures.

16.24.050(9) *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*

Staff Finding: This criterion is not applicable since parking is not required for utility facilities.

16.16.050(10) *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*

Staff Finding: This criterion is not applicable since the proposed use is a utility facility.

16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*

Staff Finding: **This criterion is not met.** The applicant did not provide any information regarding methods to control runoff during construction, including potential impacts to Cottonwood Creek.

Although MEA provided a map showing the flood zone areas, they did not address the code prohibition of clearing native vegetation within 75 feet of the water's edge.

16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*

Staff Finding: This criterion is not applicable since this is not a large lot development.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Staff Finding: This criterion is not applicable.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is*

specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.

Staff Finding: This criterion is met since the proposed transmission lines will not create excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, interference with radio or television receivers, or cause significant line voltage fluctuation off the premises.

16.16.050(15) Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:

a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.

b. Adequately sized, located and screened trash receptacles and areas.

Staff Finding: **This criterion is not met.** MEA's requirement for a 100 feet wide right-of-way easement that is cleared of vegetation, shrubs, landscaping features, or trees is inconsistent with this criterion. It is also inconsistent with the purpose of the landscaping standards, which is to "...enhance the community's environment and visual character, provide attractive and functional separation and screening between uses, and to attract visitors and tourists to the city for the economic benefit of everyone in the community." The code also states that only 70 percent of a lot may be cleared of vegetation. Any vegetation that MEA clears that is located on private property will count toward the maximum amount that be cleared for development. Also, removal of vegetation or landscaping on currently developed properties may cause them to be out of compliance with the City's landscape regulations.

In MEA's response to this criterion, they stated that "MEA will construct and maintain the project in compliance with WMC 16.33.030(F) and 16.33.030(I). However, their utility easement policy prohibits landscaping within the easement and these sections encourage landscaping within the easements provided

that it does not interfere with the installation, maintenance or repair of the utility (see MEA's clearing brochure and vegetation rules and regulation in the Supplemental Information section of this packet.) This is inconsistent with the landscaping regulations in WMC 16.33 and 16.24.040(D)(4).

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Staff Finding: This criterion is not applicable to a utility facility.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made*

to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Staff Finding: This criterion is not applicable since water, sewage, and drainage systems are not required for utility facilities.

16.16.050(18) Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.

Staff Finding: The MSB Cultural Resources Office did not submit any comments. However, MEA should contact them prior to any clearing or construction.

16.16.050(19) Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.

Staff Finding: **This criterion is not met.** The proposed 80-100 feet tall transmission lines with the 100 feet wide right-of-way easement cleared of vegetation will cause significant visual impact on the scenic mountain views along the proposed route and will decrease the attractiveness of the community and this gateway corridor if the vegetation is removed within the required utility right-of-way easements. Also, the requirement to clear all landscaping within the 100 feet wide right-of-way causes the proposed transmission lines

to be more visible since there will be no vegetative buffer to soften or screen the appearance or a vegetated background to minimize the starkness and massive size of the structures.

Currently, there are no above ground transmission lines located along the right-of-way for the Parks Highway, Palmer-Wasilla Highway Extension, and abutting frontage roads, with the exception of a short section on the north side of the Parks Highway on the southern property line of the Target shopping center. This is consistent with the majority of the commercial businesses or shopping centers within the City. This includes Wal-Mart, Home Depot, Lowe's, Ford, Sportsman's Warehouse, Fred Meyer, The Valley Cinema, Sears, Creekside Plaza shopping center, and others. This shows a clear desire on the part of business owners within the City to have underground utilities, even though they typically pay the cost to bury them.

MEA's response to this criterion is that, "A transmission line is typically compatible with commercial development along a major transportation corridor..." However, as indicated above, the businesses within the city limits have chosen to have a more attractive "curb appeal" by placing the utilities underground or accessing utilities from the rear of the property. Also, the proposed transmission lines will be 45 feet taller than any building/structure permitted within the city limits.

16.16.050(20) Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...

Staff Finding: This criterion is not applicable for a utility facility.

16.16.050(21) *Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.*

Staff Finding: This criterion is met since the proposed use will not significantly increase the impact on the surrounding area from glaciations or drifting snow.

V. FINDINGS

Process Findings:

- Application:** Planning staff has determined that the application along with supporting data is complete and submission requirements were met in a timely manner.
- Public Notice:** All public noticing requirements of WMC 16.16.040(B) have been met. Public notices were mailed on April 25, 2013 with additional email notices sent on April 29, 2013, allowing for the proper number of days in which to comment in accordance with 16.16.040, and an advertisement for the hearing ran in the April 21, April 28, May 5, and May 1, 2013 editions of the Frontiersman.
- Comment Period:** The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the May 14, 2013 packet will be provided at the meeting.
- Public Hearing:** The public hearing is scheduled in compliance with the requirements of WMC 16.16.040(D).
- Decision:** Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 13-06 supporting the Commission's decision in compliance with WMC 16.16.040(6).

VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

STAFF RECOMMENDATION:

Based on the information in the staff report above, public comments, and other information included in the public hearing packet, staff finds that the proposed 80-100 foot tall transmission lines with a 100 foot right-of-way easement cleared of vegetation is not consistent with the vision for the City, which is included in the policies, goals, objectives, statements, and actions in the City's Comprehensive Plan, Land Development Code, Mission Statement, and the City Council Goals and Initiatives. As proposed, the transmission lines will have a detrimental effect on the visual appearance and scenic resources along the proposed route and will negatively impact existing and future commercial development/re-development on commercially-zoned properties due to the reduction in developable square footage from the 100 foot wide right-of-way easement and the visual impact of the tall transmission lines along these corridors.

Therefore, staff has prepared the following options for the Planning Commission to consider and recommends that the Commission agree with Option 1:

OPTION 1:

Continue the public hearing to allow time for a joint meeting(s) with MEA, City of Wasilla staff, Matanuska-Susitna Borough staff, the Alaska Railroad, and the Alaska Department of Transportation and Public Facilities to identify additional routes that are consistent with City's Comprehensive Plan and other applicable policies and codes and that minimize impacts to residents and business owners.

The meeting continuation will also provide the applicant time to gather any additional meeting that the Planning Commission needs in order to thoroughly review the request.

OPTION 2:

Approve Version 1 of Resolution Serial No. 13-06, which approves construction of the proposed transmission lines along the route shown on the map attached to the resolution as Exhibit B. This route was selected by staff since it is consistent with the Comprehensive Plan and meets all of the approval criteria. Note: The resolution would need to include which types of transmission structures are permitted along the route (see the proposed transmission pole types requested by MEA contained in the packet.)

OPTION 3:

Approve Version 2 of Resolution Serial No. 13-06, which approves the request submitted by MEA in AA13-27 and U13-02 with the following conditions:

1. The lines must be installed underground; and
2. The underground utilities must be installed within the corridor shown on the drawings dated December 7, 2012.

Note: The resolution would need to include which types of transmission structures are permitted along the route (see the proposed transmission pole types requested by MEA contained in the packet.)

OPTION 4:

Approve Version 3 of Resolution Serial No. 13-06, which approves the request submitted by MEA in AA13-27 and U13-02. Note: The resolution would need to include which types of transmission structures are permitted along the route (see the proposed transmission pole types requested by MEA contained in the packet.)

OPTION 5:

Approve Version 4 of Resolution Serial No. 13-06, which denies the request submitted by MEA in AA 13-27 and U 13-02. Note: The resolution would need to include which types of transmission structures are permitted along the route (see the proposed transmission pole types requested by MEA contained in the packet.)

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ADMINISTRATIVE APPROVAL PERMIT #A13-27 AND USE PERMIT #U13-01 QUESTIONS AND COMMENTS FROM CITY STAFF

Listed below are City Staff's comments and questions regarding the information submitted by the Applicant in the permit application cover letter, responses to the general approval criteria, and the two reports that contain the analysis of the proposed routes for the transmission lines for Administrative Approval Permit #A13-27 and Use Permit #U13-01:

CITY STAFF'S GENERAL COMMENTS:

- Allowing MEA to construct 80-100 feet tall structures with four levels of transmission lines will create a visual blight on the City of Wasilla. If constructed along the proposed route, these transmission lines will have a permanent, long-term impact on residents and businesses in the area.
- According to MEA's application materials, construction of the proposed transmission lines is not necessary to bring the new Eklutna power plant online. The purpose of the new transmission lines is to add redundant circuits into the Herning substation and reduce the potential for power outages. Also, According to testimony given by Joe Griffith to the RCA on March 13, 2013, power will still be transmitted to the Valley from the new power plant and provide a looped transmission system even if the proposed transmission line is not built. He stated that,

"We can still feed through the existing line right here, and we also in our long-range plan will build from this area to Douglas Substation. So that will, in effect, give us a looped transmission system in the Valley and that's what's long been needed up there."

- MEA did not involve the public or solicit input until AFTER the studies identified the preferred routes. They should have solicited input earlier from all of the affected parties before identifying routes to consider.
- MEA has always intended to utilize the Parks Highway/Palmer Highway Extension route. The studies completed for MEA last year identified this route as the preferred route and MEA has included this route at each of the open house and public hearings. Joe Griffith made it perfectly clear that MEA intends to push forward with this route as indicated in his testimony below given to the RCA on March 13:

"...the next step is to go to the courts and have that argument in the courts. I have a right to be in that right-of-way along the highway."

- The MSB Planning Commission recently adopted a resolution requesting that MEA work with the borough's Planning Commission and planning staff, City of Wasilla, Alaska Department of Transportation, and Alaska Railroad to create a route that will minimize public concerns and create the best possible route (a copy of Reso. 13-17 is included in the packet.)

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- There are other routes available for the transmission lines that are consistent with the City's Comprehensive Plan and minimize impacts to residents and businesses. The City provided comments to MEA during the public hearing required by the MSB and also met with MEA on at least two separate occasions to discuss alternative routes. However, when MEA submitted the permits to the City, both in the fall of last year and spring of this year, the route was basically the same route as the preferred route shown at the open house in October 2012. Even though MEA conducted two additional open house meetings and a public hearing, the only new route proposed was the route near Fairview Loop, which impacted numerous homes and received serious opposition by the residents in that area.
- The Parks Highway and the Palmer-Wasilla Highway Extension are two of the City's primary commercial corridors – they have Commercial zoning and Commercial future land use designations.
- There are currently no transmission lines along the Parks Highway beginning at Seward-Meridian and extending west into the city limits until New Maney Drive where they cross the Parks Highway from the north side to the south side. Then they begin again at east property line of Target and extend to the west property line of Target. There is also a short stretch of transmission lines on the south side of the Parks Highway directly in front of Bailey Furniture and Auto Zone. The remainder of the Parks highway from Palmer-Wasilla Highway west to Main Street does not have any transmission lines along the highway except for a short stretch on the south side that extends through the gravel pit area. There are no overhead transmission lines along the Palmer-Wasilla Highway Extension within the proposed transmission line route.
- The majority of the large commercial businesses or shopping centers within the City do not have above-ground utilities on their site or in the right-of-way abutting their property lines. This includes Wal-Mart, Home Depot, Lowe's, Ford, Sportsman's Warehouse, Fred Meyer, The Valley Cinema, Sears, Creekside Plaza shopping center, and others.
- The tallest structures within the City limits along the Parks Highway and the Palmer-Wasilla Highway Extension are the street lights that are approximately 34 feet tall. Additionally, within the city limits, signs are not allowed to exceed 25 feet tall and buildings must be 35 feet tall or less unless approved by the Planning Commission. The tallest sign within the city limits is the Mug Shot Saloon sign, which is approximately 35 feet tall and is a legal non-conforming sign. Also, there are only a few cell towers within the city limits and most are approximately 100-120 tall and each cell tower is required to submit an individual permit application, which is elevated to the Planning Commission to determine if the tower is consistent with the City's Comprehensive Plan and Land Development Code and are compatible with the surrounding area.

- Although MEA is requesting permit approval and not a variance, the Planning Commission should not accept the argument of “pecuniary hardship or inconvenience” as the reason for approving the request. The negative impact to the visual aesthetics and scenic mountain vistas along the proposed route is enormous. Additionally, the requirement for 100 feet wide right-of-way easements and large 80-100 feet tall transmission lines along the property lines of large vacant commercial tracts within the City will negatively impact the ability to attract commercial businesses to this area. In addition to the visual blight and blocking of scenic vistas (especially from the P-W Hwy. Ext.), the proposed 50 feet wide right-of-way easement on private commercial property will take away the use of valuable commercial real estate.

CITY STAFF'S ISSUES, CONCERNS, AND QUESTIONS REGARDING THE PROJECT:

1. Why is a 100 feet wide right-of-way easement required with no vegetation other than grass?

STAFF RESPONSE: MEA needs to provide any justification for the 100 feet wide easement.

Other transmission line easements in Alaska (e.g. Chugiak and Knik-Goose Bay Road area) and throughout the United States only have a 40-50 feet total right-of-way width cleared of vegetation (see examples in packet.)

2. How were the right-of-way acquisition costs calculated that are shown in MEA's analysis reports?

STAFF RESPONSE: MEA needs to provide this information.

3. If the Parks Highway/Palmer-Wasilla Highway Extension route is chosen, why are additional easements needed from property owners? Can't maintenance of the transmission lines occur within the existing highway rights-of-way versus privately-owned commercial properties?

STAFF RESPONSE: MEA needs to provide this information.

4. Why should vegetation/trees be prohibited and/or removed from the private property easements?

STAFF RESPONSE: MEA did not provide any justification for the need to restrict all vegetation, except grass, from the entire 100 feet wide right-of-way width. According to MEA, the electrical code only requires a 20' wide area clear to prevent contact with the power lines.

Staff found numerous photos from other communities, including Anchorage, that have landscaping (including trees, boulders, shrubs, flowers, etc.) directly underneath and next to the transmission lines (see photos and information in packet.)

5. Other than costs, why not bury the transmission lines? Although there is a higher initial cost, maintenance should be less, especially since the high winds won't affect the lines.

STAFF RESPONSE: MEA needs to provide this information. New technology exists for underground utilities that increases efficiency and is easier to maintain.

6. What is the cost to run the transmission line underground within the portion of the route within the City limits (approximately three miles)? Also, what is the cost if

MEA utilized the route identified by the City, which would only propose one-half mile of buried lines?

STAFF RESPONSE: MEA needs to provide this information to the City.

7. Why not run transmission lines behind large commercial parcels on the Parks Highway and the Palmer-Wasilla Highway Extension?

STAFF RESPONSE: MEA needs to provide this information.

The City met with MEA after the Public Hearing (required by the Borough) and proposed numerous additional routes that would have less impact on the visual corridor and prevent loss of use of valuable commercial real estate along the roadways. However, MEA chose to submit the permit applications showing the Parks Highway Route Option that was presented at the Open House last fall. The only change to the route was to relocate the transmission lines from the southern right-of-way to the northern right-of-way of the Palmer-Wasilla Highway Extension.

8. What is MEA's current policy regarding vegetation within the utility right-of-way easement?

STAFF RESPONSE: MEA currently requires all vegetation and obstructions to be kept out of the transmission line right-of-way easements (see brochure and MEA website information included in packet.) This includes shrubs, flower, decorative rocks and fencing, and trees, regardless of height.

CITY STAFF'S QUESTIONS/COMMENTS REGARDING MEA'S COVER LETTER & SITE PLAN WAIVER REQUEST FOR PERMIT APPLICATION #A13-27 AND #U13-01:

1. MEA requests that the Planning Commission only consider and approve a transmission line corridor plan without reviewing the proposed design. They suggested that it is appropriate for this level of review and approval to be done by the City Public Works Director.

STAFF RESPONSE: This request is inconsistent with the City's Mission Statement, Comprehensive Plan, and Land Development Code.

These City policies and codes promote and encourage maximum citizen awareness and involvement in the planning processes and government for the City. This includes permit approvals by the Planning Commission. MEA's proposal to have the design review completed after the Planning Commission public hearing and that the review and approval only be completed by the Public Works Director takes away the Planning Commission's authority to make land use decisions for developments within the City limits and also the public's right to participate in the decision-making process.

2. MEA proposes a 100 feet wide ROW easement (50 feet on each side of centerline) which includes a 20 feet clear zone for electrical safety from centerline of transmission lines.

STAFF RESPONSE: MEA need to clarify the difference between the 20 feet clear zone and the additional 30 feet that makes up the 50 feet right-of-way easement for each side of the centerline of the proposed transmission lines.

Many utility easements throughout the lower 48 and Alaska have much smaller easements cleared of vegetation – 70-80 feet total easements are common (see examples in packet). Also, many other easements, even in Anchorage, have landscaping and trees within the easements (see vegetation brochure from the Omaha Public Power District in Omaha, Nebraska and Northeast Utilities in Connecticut and Massachusetts.

3. MEA stated that "The City of Wasilla code does not require renderings as part of the application process. For that reason EMA has not provided renderings to avoid misrepresenting of what will ultimately be designed once the route is determined.

STAFF RESPONSE: It is vital that the Planning Commission, the residents, and property owners know the full extent of the impact of the proposed transmission lines on the scenic vistas and the visual appearance along these corridors (Parks Hwy. & P-W Hwy. Ext.) along with the impacts to the commercial properties from the easements that MEA wants to acquire along the proposed route. To help

visualize the impact, staff requested that MEA provide either street-level photographs or a video of the route with the transmission lines superimposed on them. We have asked cell tower companies to provide this to us with their permit applications and they have readily provided the information. NOTE: Since MEA would not initially provide photo-simulations, City staff prepared several photographs that are included in this packet. MEA submitted one photo-simulation to staff the first week of May.

CITY STAFF'S QUESTIONS/COMMENTS REGARDING MEA'S ROUTE ANALYSIS REPORTS SUBMITTED WITH #A13-27 AND #U13-01:

ANALYSIS OF FIVE ROUTING OPTIONS AND SELECTION OF PREFERRED ROUTE – DATED JULY 2012

1. Only five routes were analyzed as part of the MEA study. (Pg. 1, Paragraph 2)
Note: During the second open house/public hearing process, MEA included one new route near Fairview Loop that connects to the Cottle substation.

STAFF RESPONSE: MEA needs to provide information on why additional routes were not considered. City staff and several Borough and City residents provided suggestions for alternative routes during the MEA Open House and/or Public Hearing comment period. The alternative routes had less visual impact along the roadways and were a shorter distance than the Alaska Railroad Route Option and the Southern Route Option in the study. Also, the study did not analyze the option for underground transmission lines.

2. The rating criteria includes: (1) Cost, (2) Ability to strengthen MEA's transmission grid, (3) Minimize public controversy, and (4) Schedule to energize (Pg. 1, Paragraph 3)

STAFF RESPONSE: Criterion 3 lists one of the route selection criteria as, "...minimizing public controversy." However, the proposed Parks Highway Route Option has caused significant controversy among the residents and property owners along this route. At the first MEA public hearing, the majority of the individuals who provided comments were in opposition to the proposed route. Also, all of the comments received in response to the public notice for MEA's request for City permits are opposed the route or expressed concerns.

3. This study states that after analyzing the five routes, MEA met with several review agencies, including the City of Wasilla, and that the City of Wasilla supported the Parks Highway Route Option. (Pg. 1, Paragraph 5 & Pg. 18)

STAFF RESPONSE: It is unclear whether MEA is indicating that the review agencies agreed that the Parks Highway Route Option was superior to the other options or if MEA made this determination based on the results of the meetings of the review agencies and the study analysis. The City of Wasilla did not provide any written or formal comments to MEA regarding the proposed routes. A City staff member had one informal conversation with MEA last summer but was only provided a brief overview of the project that did not include specific design information (e.g. structure type/design, right-of-way vegetation clearing, etc.)

4. The Parks Highway Route Option is identified in this study as the recommended routing option. (Pg. 1, Paragraph 5)

STAFF RESPONSE: The study was completed in July 2012, which is prior to MEA's September 27, 2012 Open House and the October 11, 2012 Public Hearing required by the Matanuska-Susitna Borough for the portion of the route within the Borough. Based on the language in the study, MEA already had a route chosen before seeking public input for the Borough process AND before submitting an application to the City of Wasilla.

5. There are numerous references throughout this study regarding meetings between MEA and the Alaska Department of Transportation and Public Facilities (ADOT/PF) regarding the five routes. It also states that ADOT/PF prefers the Parks Highway routing option. (Pgs. 4, 5, 7, 8, 18, and 19)

STAFF RESPONSE: MEA did not provide any documentation from the ADOT/PF indicating that they preferred the Parks Highway option. Additionally, MEA has not obtained right-of-way permits from ADOT/PF for the proposed corridor route.

6. The Southern Route Option extends significantly south of the Parks Highway and MEA states that the route is difficult since it crosses the Palmer Hay Flats State Game Refuge, the Ranch Subdivision, and wetlands/flood zone areas. (Pgs. 11-12)

STAFF RESPONSE: MEA should have considered a southern route that did not extend so far to the south. The southern route could have been a combination of the Southern Route, the Alaska Railroad Route, and other portions following existing transmission or section line easements, which would have less impact on the Hay Flats and other wetland areas.

The analysis of this route implies that permits would be difficult or impossible to obtain. However, MEA did not provide written documentation that permits could not be obtained through any or all of these areas – just that it would require approval by several agencies. Also, the study states that the construction component is not cost effective based on an assumption that MEA would need to acquire expensive easements through the Ranch Subdivision. However, according to the Alaska Railroad website, land acquisition for their South Wasilla Rail Line Relocation project to straighten the existing curve by extending the railroad through the Ranch and Sweeping Vistas subdivisions would be completed in 2012 (copies of Alaska Railroad information is included in packet.) Since the Alaska Railroad already has easements through the subdivision, this should make the Southern Route Option less expensive and problematic. Note: The concern that the Railroad has not obtained the easements through these subdivisions is also included in the Alaska Railroad Route Option on pages 15-16.

7. This study identifies the Parks Highway Route Option as the preferred option and states that the ADOT/PF met with MEA on several occasions and supported this option. It further states that the City of Wasilla and the Matanuska-Susitna Borough staff supported this option after being “briefed” on the project alternatives. (Pg. 18, Paragraph 4)

STAFF RESPONSE: MEA did not provide any written documentation from AKDOT/PF, the Borough, or the City of Wasilla indicating that this route is their preferred option. The City of Wasilla did not review or give approval of the proposed route or the 80 feet tall transmission line structures. The review for Permit #A12-103 and U12-05 is the first opportunity for the City to comment on the portion of the proposed route within the City limits. The only written comments from the City to MEA were provided by the City Mayor at the MEA Public Hearing on October 11, 2012. His written comments and testimony both expressed opposition to the proposed route and design (copy of letter is included in packet.)

8. Dryden & LaRue presented their preliminary findings to MEA on April 16, 2012 (see page 20 of this study.) Their findings indicated that the Parks Highway is the recommended route option and identified the remaining tasks needed to complete the project. This included: (1) Preparing comprehensive routing plan drawings and narrative that will show pole placement, guy anchor placement, and property boundaries, (2) Identifying the necessary easements/rights-of-way for the route and the required guy anchors, and (3) Identifying all land use and environmental permits for the project.

STAFF RESPONSE: Dryden & LaRue presented their recommended route to MEA in April 2012, which was way in advance of the MEA Open House and Public Hearing in September/October 2012. The Borough’s purpose for requiring an Open House and Public Hearing is to allow the public to review the proposed routes and provide input. However, based on the information above and other places within this study, MEA had already chosen the Parks Highway as the preferred route. Also, Dryden & LaRue indicated that one of the tasks is to prepare comprehensive routing plan drawings and narratives. However, MEA did not include them in the permit application for review by the City Planning Commission. NOTE: Permit approval from the City of Wasilla was not listed as a requirement. City staff advised MEA of this requirement after attending the Open House in September 2012.

9. This study includes the Borough’s public involvement process requirements for Essential Service Utilities – MSB Code Chapter 17.05. (Pgs. 21-22).

STAFF RESPONSE: The Borough’s utility ordinance does not apply to properties located within the city limits.

However, the City does not believe that MEA met the minimum requirements of the Borough's public involvement process. Specifically, Section 17.05.040(B)(2) requires that a minimum of one public meeting and one public hearing be held in an area central to the area impacted by the proposed action. Although the Borough process only applies to the portion of the project within the Borough that is east of the city limits (the portion between the Eklutna Generation Station and Seward-Meridian Highway), MEA held the Open House and Public Hearing at the Curtis D. Menard Memorial Sports Center, which is on the western edge of the City boundary. Additionally, MEA was required to provide information on their website, mail notifications, and place three ads in the Frontiersman and the Anchorage Daily News. However, MEA did not post information on their website, www.MEA.coop – they created a separate website, www.Eklutnagenerationstation.com (EGS), that contained the project studies and the other information presented at the Open House and Public Hearing. The MEA.coop website did not, and still does not, have a link to the EGS website or any information regarding the proposed 80 feet tall transmission line route along the Parks Highway and the Palmer-Wasilla Highway Extension. This information was also excluded from the mailed notifications and the Frontiersman ads (see copies included in packet.) Additionally, staff was only able to find two ads in the Frontiersman for the Open House (9/23 & 25) and Public Hearing (10/7 & 10/9). The ads only provided four days' notice prior to the meetings.

ANALYSIS OF PARKS HIGHWAY CORRIDOR OPTION TO DETERMINE OPTIMAL ALIGNMENT – DATED AUGUST 2012

1. This study states that the first phase concluded that the Parks Highway corridor is the preferred option and that this study is the “...second phase in the route analysis...” (Pg. 1)

STAFF RESPONSE: As stated above, these studies and recommendations were made prior to the Open House and Public Hearing required by the Borough and prior to the City of Wasilla public hearings for the permit approvals.

2. Staff’s has questions regarding information in this study that were previously identified in Staff’s comments/questions throughout this document.

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CITY OF WASILLA

• Planning Office •

290 East Herning Avenue • Wasilla • Alaska • 99654-7091

• Telephone 907-373-9020 •

MEMORANDUM

DATE: January 3, 2013

TO: Wasilla Planning Commission

FROM: Archie Giddings, Public Works Director
Tina Crawford, AICP, City Planner

RE: MEA Request for Waiver of Site Plan Requirements for Administrative
Approval #A12-103 and Use Permit #U12-05 Proposed MEA
Transmission Lines with the City of Wasilla

As part of the application submittal for the permits referenced above, MEA is requesting that the Planning Commission waive the site plan requirements in Section 16.08.015. Pursuant to Section 16.08.015(D)(2) of the Wasilla Municipal Code, the Planning Commission may waive the site plan requirements for permit applications after considering the recommendations of the Public Works Director and the City Planner.

Staff supports that Applicant's request that the Planning Commission to waive the following site requirements since these requirements are intended for review of one parcel not an area-wide utility project:

WMC 16.08.015 – Site Plan – As-Built Survey

- C. *Submit site plan on either 8 ½" x 11" or 8 ½" x 14" paper at a scale of 1:50 or less;*
 3. *Describe all property corners;*
 4. *Identify all easements of record, including any that do not appear on the recorded plat for the property but would be identified in a title report;*
 5. *Show setbacks required in Section 16.24.030;*
 8. *Show the location and horizontal dimensions of all existing and proposed permanent structures and temporary structures over 120 square feet, including the distance from the nearest lot lines;*
 9. *Show the location of all existing and proposed vehicular access points;*
 10. *Show the location and dimensions of existing and proposed parking...;*
 11. *Show the parking lot lighting layout...;*
 12. *Show existing and proposed pedestrian and vehicular access and on-site circulation improvements, including roadways, driving aisles, sidewalks, trails, paths, curbs and gutters, catch basins and culverts;*
 13. *Show drainage patterns...;*
 14. *Provide a landscape plan showing proposed landscaping*

However, staff does not support the Applicant's request to delegate the authority to approve the design plans, which includes the height of the power poles, the type of power pole structure, the actual placement locations of the power poles (including poles with guy wires), etc. The Planning Commission's power and responsibility to review and approve land use permits is granted by the State of Alaska and the Wasilla City Council. Delegating the Planning Commission's authority to any staff member for this type of review is not consistent with the State Statutes, the City Comprehensive Plan, City Land Development Code, or City Mission Statement.

All of the City's codes and policies clearly state that it is the City's goal to have maximum public participation in the decision-making process for new development within the City – especially projects that have the potential for significant impacts on the City residents and their quality of life. The Wasilla City Council adopted specific guidelines regarding the duties and authority of the Planning Commission in the City Code and the City Land Development Code as indicated below:

WMC 2.60.010 – Establish, duties and compensation. (of the Planning Commission)

(B) The commission shall:

- (6) Hear and decide all permit applications that require a public hearing, including but not limited to applications for variances, rezones, and other procedures that may be required by the land development code;*

WMC 16.16.010 – Planning commission approvals.

Approvals by the commission are intended to address uses and issues of community wide importance and are therefore subject to a broader public process and higher standards than approvals by the planner.

WMC 16.16.030 – Approval required.

All conditional uses and elevated approvals must receive approval by the commission prior to commencement. In all applications for an approval, the burden of proof shall be on the developer to prove, by a preponderance of the evidence, that the criteria set forth in this title are met.

Conducting public hearings to allow City residents and affected parties to provide input to the Planning Commission about large-scale projects is one of the main responsibilities of the Planning Commission, as shown above. Additionally, the staff report for the two referenced permits contains findings that the proposed 80 feet tall transmission lines are not consistent with the City's codes, ordinances, and other land use policies.

Therefore, staff does not agree that the Planning Commission should waive the requirement for the design requirements for a site plan and that the Applicant must still submit information that sufficiently addresses the site plan requirements in WMC 16.08.015(C) below:

1. Information in the title block showing the name and address of the firm that prepared the plan and the scale of the plan;
2. A north arrow
6. The location and dimensions of existing and proposed utility facilities.
7. The location of all lakes, streams and potential wetlands within 75 feet of any existing or proposed structure.

**The Pedersen Family Limited Partnership
P.O. Box 871
Marysville, CA 95901
530-742-3500**

February 20, 2013

Matanuska Electric Association, Inc.
PO Box 2929
Palmer, AK 99645-2929

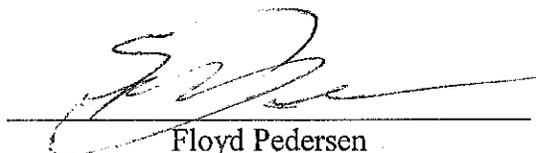
Attention: Joe Griffold, General Manager

I received your aerial map and letter concerning alternative routes for a transmission line. The yellow line from the Hospital Substation to the Herning Substation is the only one that I would strongly object to as indicated by my previous letter to the City of Wasilla, on December 20, 2012, as it would have a very negative effect on our center.

It is my understanding that your present preference is depicted by the orange line running from Lazelle Substation to Cottle which seems to be the more reasonable route and we would be supportive of this route. *

Thank you for keeping us informed of your intentions.

Sincerely,



Floyd Pedersen

Copy to City of Wasilla

* I will not be able to attend the open house or public hearing as I'm in California.

RECEIVED

FEB 25 2013

**Planning Office
City of Wasilla**

2/20/13

IF YOU ARE RECEIVING THIS MESSAGE BY EMAIL, PLEASE CONTACT THE PLANNING OFFICE AT (907) 263-1111 FOR MORE INFORMATION.

**Kendall Management Group
8854 West Emerald Ave. Suite 260
Boise, ID 83706**

April 5, 2013

Mayor Verne E. Rupright
City of Wasilla
290 E. Herning Ave.
Wasilla, AK 99654-7091

VIA EMAIL: via Tina Crawford: tcrawford@ci.wasilla.ak.us and via US Mail

Re: Proposed 115kV Transmission lines to the City of Wasilla

Mr. Rupright:

It was recently brought to our attention by our landlord, Corporate Way Properties, LLC, that the Matanuska Electric Association (MEA) is planning to construct a new 115kV transmission line in Wasilla. We were never notified directly by MEA of their plans and we are extremely concerned with the possible impacts of the transmission lines.

Due to the late notification we were only able to attend the final open house on March 14, 2013, and did not find it to be informative nor allow for good public input.

As we understand it, the planned transmission lines are a redundant system to what is already installed and is therefor not needed at this time. This, along with the lack of community involvement, unknown impact of the lines on local business, property values, the environment, and public health we would kindly request the City to deny any approval until a better understanding of these concerns is known and addressed.

We have submitted a letter as public comment to MEA via the email: publiccomments@mea.coop and First Class Mail. A copy of this letter is attached for your files.

Please contact me to discuss our concerns further; we look forward to working with the City of Wasilla and MEA to find a solution that works best for our community.

Sincerely,



J. Dean Pape

Cc: MSB Permit Center, Dave Blewett, Andrew Brack,

File: 13.04.05_Letter Mayor VRupright - Proposed Transmission Lines.docx

**Kendall Management Group
8854 West Emerald Ave.
Boise, ID 83706**

April 5, 2013

Mr. Joe Griffith
General Manager
Matanuska Electric Association, Inc.
PO Box 2929
Palmer, AK 99654

VIA EMAIL AT: publiccomments@mea.coop and First Class Mail

Re: Proposed 115kV Transmission lines to the City of Wasilla

Mr. Griffith:

It has recently come to our attention that Matanuska Electric Association (MEA) intends to construct new transmission lines to the City of Wasilla. Notice of this activity from MEA was sent to our landlord, Corporate Way Properties, LLC, on February 11, 2013 and was passed on to us in early March.

Because we were not informed directly by MEA of the open houses we were unable to attend the first open house held on February 28, 2013. We did, however, attend the one held on March 14, 2013. Although general information about the possible transmission line routes was provided, we were left with little information about the impact these lines might have on the community.

As a business and member of the Wasilla community we have a number of concerns with the proposed transmission lines. These concerns are as follows:

1. It is unclear if the proposed transmission lines are actually needed. If so, are they needed immediately?
2. Land owners and business owners have not had adequate time to review what impact the proposed transmission lines will have on property values and business operations.
3. It does not appear that all possible routes were reviewed as a part of the design analysis. We feel that all possible routes should be considered, including along railroads, next to existing transmission lines, and along other main roads.
4. Have all environmental and visual impacts been considered as a part of the proposed routes? We feel that these issues should be better understood by community members.

We would appreciate the opportunity to discuss how the proposed transmission lines have been routed and how they impact our business. Please contact me to set up a time to meet at: 208.830.7071.

Sincerely,

J. Dean Pape

Cc: Kevin Brown (MEA),
Mayor Verne Rupright (City of Wasilla),
MSB Permit Center
Dave Blewett, Andrew Brack, & Grant Olson, (Kendall Auto Group)

File: 13.04.05_Letter JGiffith - Proposed Transmission Lines.docx

Tahirih Revet

From: Thane Hisaw <thanehisaw@gmail.com>
Sent: Saturday, April 20, 2013 1:14 PM
To: Planning
Subject: PARKS HIGHWAY

Please DO use the parks highway for the mea improvements...It is much cheaper and as a tax payer, this is a huge benefit to our community and this route effects so many less families. Thank you for NOT using the Cottle route, and thank you for hopefully approving the Parks Highway route which makes so much more sense and saves a fortune for our wonderful city. The arguments I have heard against this Parks route, which state that it makes the city less attractive is one to me that doesn't hold up. There are 360 degree panoramic views of mountains everywhere in the Valley! The fact that one small stretch of highway will have larger power lines, will not effect the beauty of this great place we call home. People move to the Valley for better lifestyle, better cost of living, and freedom from the congestion of anchorage, and not because the highway is 'free of power lines'. We all still need the businesses on the Parks highway (and besides there is no other business competition outside of the valley) and power lines in that area will not effect my family and neighbors from supporting those businesses anyway. Again, please approve the proposed MEA parks highway route.

Sincerely,

Thane Hisaw

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: April 25, 2013

CASE: U13-02 & A13-27

APPLICANT (S): Matanuska Electric Association

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for the Administrative Approval permit and Use Permit under the provisions of WAC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on **May 14, 2013 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Additional information regarding the project can be viewed at www.eklutnagenerationstation.com/transmission/.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: *We agree with this plan. IT does serve the commercial businesses.*



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

6740000L001
THEOBALD S L TRUST
THEOBALD LARRY G & SARAH L TRES
3170 E FAIRVIEW LOOP
WASILLA, AK 99654

neopost
04/25/2013
US POSTAGE \$00.46⁰⁰
ZIP 99654
041L11222587

FIRST CLASS

PUBLIC NOTICE

99654#0529 0017



- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: April 25, 2013

CASE: U13-02 & A13-27

APPLICANT (S): Matanuska Electric Association

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name James S & Melinda Crockett
Address 2731 E Marianns Pl
Lot 4 Block 2 Subdivision Whispering Woods

Comments: We STRONGLY oppose this project as it will ruin the aesthetic quality of our beautiful mountain views. The parks hwy is the primary entry & exit from Wasilla, it would be a shame to industrialize our view of pioneer peak.

[Handwritten signature: Melinda Crockett]



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

reopost
04/25/2013
U.S. POSTAGE \$00.46⁰

ZIP 99654
041L11222587

1248B02L004
CROCKETT JAMES S & MELINDA J
2731 E MARIANNS PL
WASILLA, AK 99654

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MAY 03 2013

Planning Office
City of Wasilla

PUBLIC NOTICE

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Tahirih Revet

From: Ronald Baird <orlb@alaska.net>
Sent: Monday, December 31, 2012 3:11 PM
To: Planning
Subject: Public Comment Case No. U12-05 and A12-103
Attachments: PWL01121231 EMB Planning Office a1.PDF; Pole Structure.pdf

Attached is a letter and exhibit setting out my comments on behalf of Gloria Powell on the above-referenced case concerning MEA's proposed transmission line.

Ronald L. Baird
907-565-8818

CONFIDENTIALITY NOTICE: This email and any information included with it is for the exclusive use of the intended recipient(s) and may contain confidential information including, but not limited to, information protected by the attorney-client privilege. Any unauthorized dissemination, copying, or printing of this email is prohibited. If you have received this email in error, please advise the sender by reply email and delete this message from any computers on which it may have been stored. Thank you.

OFFICE OF
RONALD L. BAIRD
ATTORNEY AT LAW

MAILING ADDRESS:
P.O. Box 112070
ANCHORAGE, ALASKA 99511-2070
OFFICE LOCATION:
1000 E. O'MALLEY ROAD, SUITE 202
ANCHORAGE, ALASKA

PHONE NO.: 907-565-8818
FAX NO.: 907-565-8819
WEBSITE: www.rlbaired.com

December 31, 2012

Via email to planning@ci.wasilla.ak.us and U.S. Mail

Planning Office
City of Wasilla
290 E. Herning Ave.
Wasilla, AK 99654

Subject: Application for Use Permit Approval by Matanuska Electric Association, Inc. ("MEA") for a 115 kV double circuit transmission line and Waiver of Site Plan Submittal
Planning Case: U12-05&A12-103

To Whom It May Concern:

I represent Gloria M. Powell, trustee of the Leo J. Demers Testamentary Trust, who is the owner of property on East Palmer-Wasilla Highway described as Lot 2, Home Depot Wasilla Subdivision, Plat 2005-151. The corridor map attached to the public notice of the hearing on the above-referenced application shows the proposed transmission line crossing East Palmer-Wasilla Highway immediately to the south of my client's property. My client requests denial of this application for the reasons set forth in this letter.

1. MEA's Route Selection Process Was Fatally Flawed And Preempted City Planning Processes. The application submitted by MEA was apparently accompanied by a Draft Preliminary Report dated July 2012 discussing the route selection process. Though all of the identified routes terminate in the City of Wasilla, incredibly the study never mentions the City's Comprehensive Plan adopted June 13, 2011 at all. Instead of framing its comparison of routes in terms of the policies and values expressed in the City's plan, MEA's study imposed its own criteria which are woefully inadequate and incomplete. For example, the study claims the routes were evaluated in terms of "minimize public controversy." On the other hand, MEA now belatedly in its application recognizes that the City's plan has an objective of improving the appearance of the business district along the Parks Highway. But this objective was not considered in evaluating the routes. It is likely that a thorough review of the Plan would reveal other relevant criteria for evaluating the routes. But until MEA in good faith considers the Plan in its initial route evaluation process, the result is a flawed process which preempts City planning.

While the Plan does provide relevant review criteria, it is true that neither the Plan nor the City's zoning approval process specifically address the routing of linear facilities like this transmission line. The City should consider delaying approval of the route of the facility until more specific planning is complete and perhaps additional ordinances are enacted.

2. MEA's Route Selection Process Is Incomplete. In addition to being substantively flawed, MEA's route selection process was procedurally not complete at the time of its application to the City nor as of the deadline for public written comment on that application. The planning file indicates that the City's planning staff was consulted about the project and proposed some alternative routes after July, 2012, the date of the draft route study filed with the application. What these routes were and what consideration MEA gave to them is unknown but critically relevant to the application. The planning file also indicates that a parallel, more elaborate review process for the routing of this line is underway under ordinances of the Matanuska-Susitna Borough. That process requires solicitation of public comment and then written consideration of that comment in a decisional document. The later is not complete and is required if MEA's selection is to be found to be in good faith, the result of considering all relevant information, and therefore rational.

3. The Application Lacks An Explanation And Drawing Of Typical Pole Heights And Pole Designs Or A Least A Depiction Of The Range Of Possibilities Being Considered. MEA's application seeks approval of a route only and waiver of the requirement of a site plan. City Code of Ordinances §16.08.015(D) does authorize waiver of the site plan but provides no guidance for the standards to be used in granting such waivers. Accordingly, the Commission should proceed cautiously in granting such a waiver since routine waivers completely undermine the requirement.

Critical to the evaluation of the impacts of this facility, most importantly its visual impact, are the height and design of the poles which will support the lines. The impact of a metal "H" structure such as the one shown on MEA's letterhead and a single wood pole is dramatically different. The height and design is in turn driven by the number of conductors the poles will support and whether they will also carry distribution lines. While MEA might reasonably be excused from a parcel by parcel depiction of what the facility will look like, the question of pole height and design should not be left to some later administrative review process without formal public input.

Planning Office
December 31, 2012
Page 3 of 3

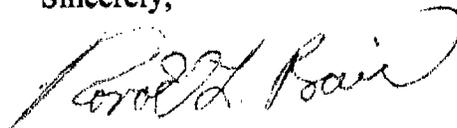
Failure to address pole height and design in a public process recently resulted in a wholly inappropriate design for the transmission line recently constructed along Northern Lights Boulevard in Anchorage. A picture of that pole type is enclosed.

4. The Necessity and Location of the Line Along and Crossing East Palmer-Wasilla Highway Is Unexplained.

The route map filed by MEA with its application shows the line proceeding along East Palmer-Wasilla Highway on the south side of the street, then crossing to the north side of the street, and then continuing down the north side of the street. Why the line must proceed along East Palmer-Wasilla Highway is not explained nor whether any alternatives to this micro-routing were examined. The area is a development corridor and the impact of the line on this development has not been addressed. The crossing of the highway immediately in front of my client's property is similarly unexplained. MEA should not be allowed to supply a justification, if one exists, at the "eleventh hour" in the City's process when my client does not have adequate opportunity to evaluate it.

In summary, MEA's route selection process is flawed and incomplete. Its application lacks critical information and consideration of relevant factors and alternatives. The application should be denied.

Sincerely,



Ronald L. Baird

Enclosure

cc: Gloria Powell

RLB:rlb - Powell121230 Ltr to Planning

Google

Address **East Northern Lights Boulevard**

Address is approximate



December 31, 2012

Tina Crawford, City Planner
City of Wasilla
290 E Herning Ave.
Wasilla, AK

Re: 17N01W10 Parcels D9 & D10

Ms. Crawford,

As an impacted Landowner, I wish to express my opposition to the proposed MEA Transmission Line "Optimal Route" from the Hospital Substation to the Herning Substation along the Parks Hwy and the Palmer-Wasilla Hwy Extension.

I own highway frontage property along both sides of the Palmer-Wasilla Hwy Extension just west of the Home Depot stoplight. As of this date, no one from MEA has contacted me regarding acquiring an easement across the front of my property. Because of the negative visual and functional impact, I would be unwilling to grant an easement.



Leonard J. Grau, Jr, Owner

1231 E Glenwood Ave.
Wasilla, AK 99654

RECEIVED

JAN 2 2013

**Planning Office
City of Wasilla**

Tahirih Revet

From: Richard Besse <besse@mtaonline.net>
Sent: Monday, December 31, 2012 5:17 PM
To: Planning
Cc: Sam Kehler
Subject: Case U12-05 & A12-103
Attachments: Wasilla Planning Commission - MEA-Use Permit.pdf

To whom this may concern:

We would like the attached comments included in the meeting packet for the January 8, 2013 Planning Commission Meeting.

Thank you for your cooperation.

Richard Besse

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 13, 2012

CASE: U12-05 & A12-103

APPLICANT (S): Matanuska Electric Association

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on January 8, 2013 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before December 31, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Alaska Club Partners, LLC
Address 5201 E Tudor Road, Anchorage, AK. 99507
Lot 2A Block _____ Subdivision Creekside Plaza

Comments: See Attached



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

6865000L002A
ALASKA CLUB PARTNERS LLC
5201 E TUDOR RD
ANCHORAGE, AK 99507

12/14/2012
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215 92544
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FIRST CLASS

PUBLIC NOTICE

BESSE ENGINEERING
1890 Jaime Marie Circle
WASILLA, ALASKA 99654
907-357-4257

December 31, 2012

City of Wasilla
Planning Office
290 E. Herning Ave.
Wasilla, Alaska 99654
Via planning@ci.wasilla.ak.us

Re: Matanuska Electric Association Use Permit Application
Case U12-05 & A12-103

Planning Commission Members:

On behalf of The Alaska Club Partners, LLC, we object to the proposed alignment of the 115 kV double circuit transmission line across the middle of Lot 2A, Creekside Plaza.

The construction of a huge electrical transmission line thru the heart of the business district in Wasilla is not in the community's best interest. We understand the need to increase the capacity of the electricity to continue the growth of the community. There are other routes to the south of Wasilla for the transmission line which are much less obtrusive to the visual impact of the current proposed location.

The proposed alignment would cross our property approximately mid-lot in an east west direction. The construction of the transmission line would essentially subdivide our property. The un-intended subdivision of the property would greatly impact our plans to expand our facility and would certainly affect the value of our asset.

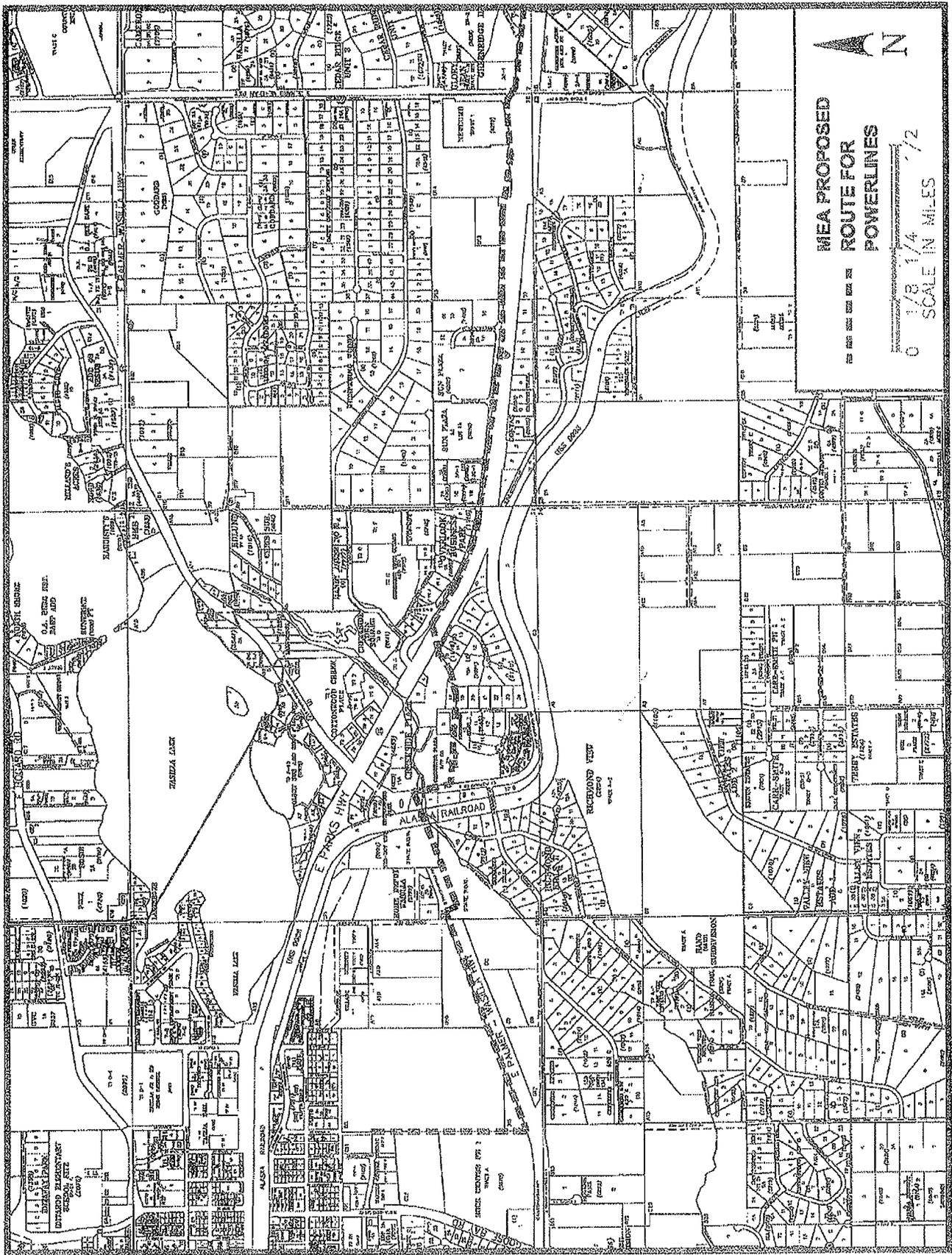
We would appreciate if you would reject the alignment chosen by MEA for the transmission line. Thank you for your consideration of our request.

Sincerely,
BESSE ENGINEERING



Richard L. Besse, P.E.

Cc: Mr. Sam Kehler, Alaska Club Partners, LLC



Tahirih Revet

From: Bob Andres <rjtrout1@me.com>
Sent: Friday, December 28, 2012 11:03 AM
To: Planning
Subject: mea proposal Towers and Transmission Line

To Whom it may concern,

We are strongly opposed of the MEA transmission lines and towers to be in front of our business. It's hard to believe that this eye sore is the best route and would benefit anyone's business. Why would anyone think this would be a great look for Wasilla.

Let me know what I can do to stop this.

Best Regards,

Robert J. Andres
Windbreak Cafe

**The Pedersen Family Limited Partnership
P.O. Box 871
Marysville, CA 95901
530-742-3500**

December 20, 2012

City of Wasilla
290 E. Herning Ave.
Wasilla, AK 99654-7091

Re: Case No. U12-05 and AR-103

Regarding proposed Matanuska Electric Association transmission lines with 80 foot towers running across the back of Creekside Plaza, within a few feet of our shopping center building and along the edge within 20 feet of a new youth activity building on Lot 19, on the south edge of a four-plex and The Alaska Club.

The impact of this transmission line in this location would be devastating as well as a potentially dangerous situation and would end up in a lawsuit if pursued by Matanuska Electric Association.

I have enclosed a copy of the proposed map showing an alternative route crossing Parks Highway at the Old Matanuska Road running along the south side on the road or on the Railroad Road right of way all the way to the intersection of Cottonwood Creek.

It is not possible for me to attend the meeting on January 8th but I want you to know if this route is approved there will be a lawsuit.

Sincerely,



Judith Pringle, General Partner
The Pedersen Family Limited Partnership

CC:
Matanuska Electric Association
The Alaska Club
Paul Minnick
Ashburn & Mason

RECEIVED

DEC 28 2012

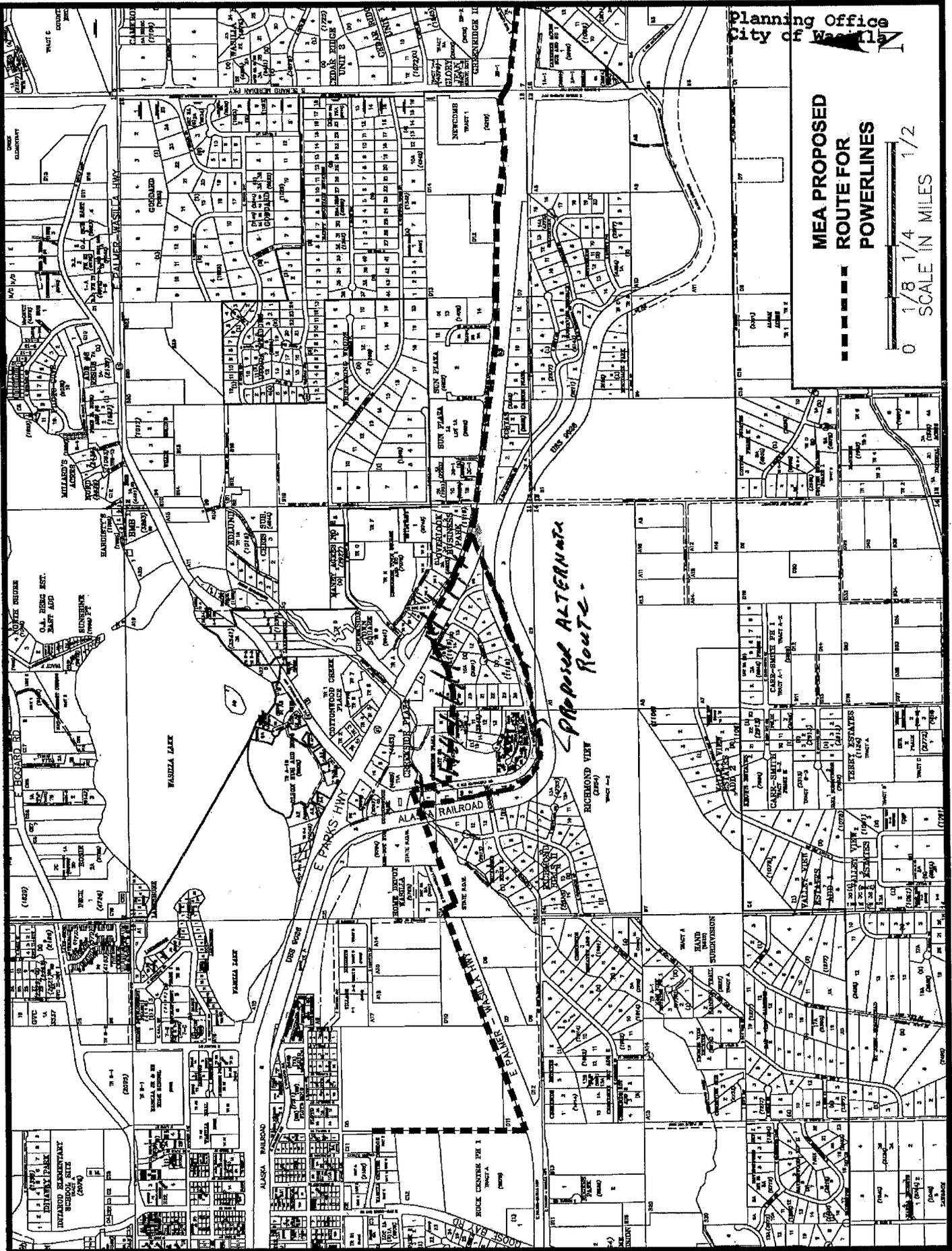
Planning Office
City of Wasilla

DEC 28 2012

Planning Office
City of Washoula

MEA PROPOSED
ROUTE FOR
POWERLINES

0 1/8 1/4 1/2
SCALE IN MILES



- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 13, 2012

CASE: U12-05 & A12-103

APPLICANT (S): Matanuska Electric Association

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on **January 8, 2013** at **7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before **December 31, 2012** in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Comments: _____



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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PEDERSEN FAM LTD PRTRNSHP
PO BOX 871
% FLOYD PEDERSEN
MARYSVILLE, CA 95901-0871

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US POSTAGE \$00.45⁰

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FIRST CLASS

RECEIVED

DEC 28 2012

Planning Office
City of Wasilla

PUBLIC NOTICE

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 13, 2012
APPLICANT (S): Matanuska Electric Association

CASE: U12-05 & A12-103

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to Its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on January 8, 2013 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before December 31, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Robert Coulter
Address 4201 South Santana Dr Wasilla AK 99654
Lot 3 Block 3 Subdivision Sundance Chateau

Comments: Topic/issue: night sky - dark, star filled sky - city light pollution
occurs gradually; eg. AK Sales & Service on Parks Hwy; Any Eklutna Site and
substation light is downward only, correct color, minimal effect to night sky PLEASE !!!



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

9043000U028
COULTER ROBERT M & JANICE F
4201 S SANTANA DR
WASILLA, AK 99654-0729

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FIRST CLASS

Tahirih Revet

From: Susan Lee <Susan.Lee@matsugov.us>
Sent: Friday, December 21, 2012 11:03 AM
To: Planning
Subject: MEA comments
Attachments: SKMBT_C65412122110570.pdf

Please see attached comments from Code Compliance.

Also, MEA has been going through the public participation process for this project, per the requirements of MSB 17.03 – Essential Services. The MSB is waiting for MEA to submit their decisional document to us for review.

Susan Lee

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 17, 2012

CASE: U12-05 & A12-103

APPLICANT (S): Matanuska Electric Association

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on January 8, 2013 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before December 31, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Matanuska - Susitna Borough
Code Compliance

DEC 19 2012

Received

Comments:

FIRM # 8085 X & A Zone
A portion of this project crosses an A zone
and would require a Flood Hazard Development
Permit. Please call our Permit Center at 455-9800
12/20/12 *Cheryl Johnson*



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

Susan Lee
350 E. Dahlia Ave.
Palmer, AK 99645

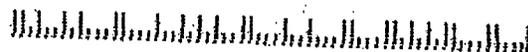
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Matanuska-Susitna Borough
DEC 19 2012
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PUBLIC NOTICE

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Tahirih Revet

From: John Murphy <jrm.alaska@gmail.com>
Sent: Wednesday, December 19, 2012 5:52 PM
To: Planning
Cc: Jim Lindeman; Jim Palin; Nick Markus; Ned Imlach; Bill Wimmer; Arlene Murphy; Ford Family; Steve Colligan; Steve Dehardt; Jan
Subject: MEA Use Permit 80 foot towers and transmission lines on the Parks Highway.

I am writing in opposition to the proposed route for the 115 kV double circuitry transmission line. This line is proposed to be 80 feet tall and be located in the right of way along the North Side of the Parks Highway.

While this line will be in a direct line of sight from our neighborhood, blocking the view of the mountains, of equal importance, is the fact is it will be in view of everyone traveling the Parks Highway!

Wasilla has enough problems with the strip malls and traffic without having 80 ft. tall power lines along the highway.

This route can be just as easily located along the railroad or further away and be out of sight from nearly everyone.

Please do not approve this route. It will clutter the beautiful mountain views we have all along the highway. Alaska is known for its beauty, and this is going to simply make Wasilla look like the lower 48.

Public hearing Jan 8, 2013, 7:00 pm in the City Council Chambers.

--

THANK YOU! For deleting my e-mail address or any other e-mail addresses from this message if you plan to forward it. **PLEASE** use **BCC:** for any and **ALL** e-mailings, **INSTEAD** of **Cc:** or **To:** If you help keep our addresses private, we might be able to cut down on computer identity theft.

Tahirih Revet

From: Crockett, Scott - NRCS, Wasilla, AK <scott.crockett@ak.usda.gov>
Sent: Wednesday, December 19, 2012 12:06 AM
To: Planning
Subject: OPPOSED: Matanuska Electric Assoc. Case U12-05 & A12-103

We STRONGLY oppose MEA's request to construct new power lines along the Parks Highway. Nothing could be more unsightly than 80 foot metal towers and hanging wires impinging on our majestic views of the surrounding mountains. We understand that growth and progress require infrastructure, but building gigantic power poles along the sole travel artery through the community is poor planning at best and irresponsible at worst. Is "Industrial Clutter" the image we want to project to tourists and visitors to "wild and natural" Alaska?!? Is "Rust Belt" the moniker we want for Wasilla?!? No!!! It's a big valley - run the transmission lines further away from the highway. We travel the Parks Highway every day and the scenery is the best part of the trip. The mountains are iconic, and we don't want tall metal structures to mar the view. Wasilla already suffers from a lack of conscientious city planning, with strip malls and willy-nilly building without regard for aesthetics or greenbelt. Please don't plunk big steel poles in front of the most attractive views we have.

Thank you for the opportunity to comment.

James and Melinda Crockett
Wasilla

Sent from my iPad

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 13, 2012

APPLICANT (S): Matanuska Electric Association

CASE: U12-05 & A12-103

REQUEST: Matanuska Electric Association, Inc. (MEA) is requesting approval to construct a new 115 kV double circuit transmission line from its new Eklutna Generation Station to its Herning Substation located at the south end of South Denali Street south of East Susitna Avenue in Wasilla. The proposed transmission lines will be approximately 80 feet tall and are proposed to be located within the right-of-way along the north side of the Parks Highway extending west into the city limits from the east to and then crossing to the south side of the Parks Highway at the east end of the Creekside Plaza Shopping Center and then extending westerly behind the shopping center and adjoining properties and then crossing to the north side of the Palmer-Wasilla Highway Extension right-of-way at the light at Home Depot and continuing southwest along the north side of the Palmer-Wasilla Highway Extension right-of-way to approximately Glenwood Avenue and then heading north to the existing Herning substation.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on January 8, 2013 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before December 31, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Tim Borer
Address 2870 MARIANN'S PL
Lot 11 Block _____ Subdivision WHISPERING WOODS

Comments:

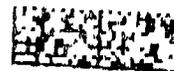
I REALLY THINK THAT THERE IS A MORE SUITABLE MEANS OF TRANSFERRING THIS ENERGY TO OUR AREA IE BELOW GROUND CABLE. IF WE CAN USE CABLE TO SPAN ENLET. SURELY WE CAN LAY ONE TO WASILLA



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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2870 E MARIANN'S PL
WASILLA, AK 99654

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FIRST CLASS

PUBLIC NOTICE

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 13-17 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING FURTHER PUBLIC PROCESS FOR THE NEW MATANUSKA ELECTRIC ASSOCIATION 115 KV DOUBLE CIRCUIT TRANSMISSION LINE FROM THE MAT-SU REGIONAL HOSPITAL SUBSTATION TO EITHER THE HERNING OR COTTLE SUBSTATION.

WHEREAS, Matanuska Electric Association (MEA) is in the process of choosing a route to run a new 115 kV double circuit transmission line from the Mat-Su Regional Hospital Substation to either the Herning or Cottle Substation; and

WHEREAS, the borough's Core Area Comprehensive Plan - 2007 Update - Policy 1-N requires a joint planning effort in order to create consistency among utilities in the Core Area. The joint planning effort will work to identify utility corridors for future water, sewer, natural gas, and power transmission lines; and

WHEREAS, the public review process is intended for community to express concerns and share feedback about the proposed routes; and

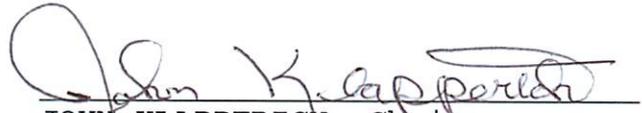
WHEREAS, it is in the interest of the Matanuska-Susitna Borough residents to locate the route where it will ensure economic development and infrastructure expansion while having minimal impacts to adjoining property owners and future economic development; and

WHEREAS, the intersection of the Parks and Glenn Highways is the tourism gateway to our community; and

WHEREAS, the intersection of the Parks and Glenn Highways is developing as a medical campus and has the potential to be a very successful commercial area.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby requests that MEA work with the borough's Planning Commission, borough planning staff, City of Wasilla, Alaska Department of Transportation, and Alaska Railroad to create a route that will minimize public concerns and create the best possible route.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 1st day of April, 2013.



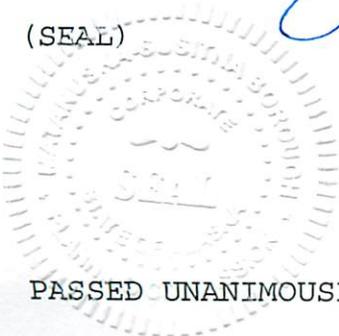
JOHN KLAPPERICH, Chair

ATTEST:



MARY BRODIGAN, Planning Clerk

(SEAL)



PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Adams, and Rauchenstein



April 3, 2013

City of Wasilla Planning Office
290 East Herring Avenue
Wasilla, AK 99654-7091

Attn: Tina Crawford

Subject: Use Permit Application
Land Use Application

Dear Ms. Crawford:

Enclosed are Matanuska Electric Association, Inc.'s Land Use Application and Use Permit Application for the proposed Hospital Substation to Herring Substation 115 kV Electric Transmission Line Project that lies within the City of Wasilla. In addition to the applications you will find:

- A check in the amount of \$150.00 for the application fees,
- A corridor plan,
- A separate letter formally requesting a waiver of the site plan requirement,
- Letter sized copies of the exhibits from the recent Public Hearing, and
- Comments regarding the proposed findings and planning staff statements from the prior application.

The alignment has not changed since the original application. The drawings and materials submitted with the previous application and retained by the City of Wasilla are pertinent to this application and are hereby incorporated by reference as necessary to supplement these applications.

Please place this application on the agenda for the May 14, 2103 meeting of the Planning Commission. Due to the amount and variety of material for the Planning Commission to consider, MEA is requesting the Planning Commission to grant an enlargement of time for the applicant presentation at the beginning of the hearing from five minutes to 20 minutes.

Since January 5, 2013, MEA has pursued additional routing alternatives, holding well attended public meetings, two open houses, February 28 and March 14, 2013, and a formal public hearing on March 28. These hearings explored three additional alternatives to the proposed route, (1) Hospital to Herring via the Bogard Road transmission line route, (2) Hospital to Herring along the Parks Highway corridor transitioning to back lot lines in the City of Wasilla, and (3) Hospital to Cottle via a Fairview Loop corridor. In addition to the large turnout at public meetings, the routing process received attention from both the television and newspaper media. Transcripts from the hearing and a summary of the comment cards will be made available to your office and the Planning Commission.



Recent comments posted on the City of Wasilla website question MEA's timing of the application to the City relative to the Matanuska Susitna Borough public information process. Before MEA can complete the MSB process, it must know if there is a viable route within the City of Wasilla; therefore it must complete the route selection process within the City first. Additionally on behalf of its members and affected members of the public, MEA is required to pursue the project that balances the greatest public good with the least private injury. This project meets that standard as the lowest cost project, with the least individualized impact. For these reasons MEA is pursuing the application to the City of Wasilla.

We are aware that city staff does not agree with MEA's proposed route selection. However, for the record, MEA objects to the City of Wasilla's unrealistic portrayal of future transmission lines along the Parks and Palmer Wasilla Extension on the City website. We question whether the motive of publishing those pictures is to enlighten or inflame the public. The City of Wasilla and all other public entities pursue route selection for long linear projects prior to initiation of final design. That is because, in contrast with a single site specific project, design requirements will vary with each potential route, and also at different locations along the same route. Final design details have not been established for this project and cannot be until a final route has been determined. Final selection of the poles, insulators, conductors and guying configurations has not occurred. The City of Wasilla code does not require renderings as a part of the application process. For that reason MEA has not provided renderings to avoid misrepresenting of what will ultimately be designed once the route is determined.

If there are any technical questions or additional information is required, please direct your enquiries to primary consultant, Mr. Dan Beardsley at Dryden & Larue, Inc., phone 907-646-5139 or the MEA Director of Engineering as noted below.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Kuhn", is written over a light blue horizontal line.

Gary Kuhn, P.E.
Director of Engineering
Matanuska Electric Association
(907) 761-9281

Enclosures:

- Use Permit Application
- Land Use Application
- Check
- Corridor Plan
- Waiver Letter
- Public Information Process Materials
- Responses to Findings Comments and Statements

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Planning Office
City of Wasilla



CITY OF WASILLA PLANNING OFFICE
290 E. HERNING AVE.
WASILLA, AK 99654-7091
PHONE: (907) 373-9020
FAX: (907) 373-9021

LAND USE PERMIT APPLICATION - INSTRUCTIONS

To comply with Wasilla zoning rules found in WMC 16.08.010 Permits Required, a developer must obtain approval prior to the establishment of a use or before doing any site work except surveying. A land use permit is only valid during the developer's compliance with WMC Title 16, Land Development Code, and any additional terms and conditions set by the city planner. A violation of WMC Title 16 or any additional terms and conditions related to your land use permit will automatically invalidate the permit issued to you by the City of Wasilla.

Applications for land use permits may be submitted to the Wasilla Planning Office during regular business hours. If you have questions or would like to make an appointment to discuss your plan, please call 373-9020. Please note that separate applications are available for Conditional Use Permits, Variances, Amnesty, Rezone, and Shoreline Setback Exceptions.

To submit your Land Use application to the city planner, you must have:

- A completed land use permit application signed by the property owner;
- Proposed Site Plan of the activity
- Landscaping plan (* NOTE: A landscaping plan is **not** required for a single family dwelling and accessory uses on a lot containing no more than one dwelling unit or all uses located within the Wasilla Municipal Airport. (WMC 16.33.020))

A Land Use Permit Application fee is required at the time of submittal. Fees vary depending upon the type of permit requested. Fees are as follows:

- \$50 for AA, Administratively Approved Land Use Permit
- \$100 for UP, Use Permit
- \$500 for a CUP, Conditional Use Permit

You may also be asked to provide copies of the following:

- Matanuska-Susitna Borough Flood Hazard Area Zone A Permit. (if applicable);
- Permits issued by Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers; US Environmental Protection Agency, or other agency.
- State of Alaska, Dept. of Public Safety, Division of Fire Prevention Permit

SITE PLAN REQUIRED

A **Site Plan** must be submitted with your application and must contain the following information:

- Scale (for example 1 inch = 10 feet, etc.);
- North arrow;
- Property boundary, streets, existing and proposed public utility easements;
- Setbacks or buffering features;
- Existing and proposed improvements;

- Commercial uses need to show location of trash receptacles/fuel storage facilities; snow storage area;
- Street access, driveway and parking areas; lighting;
- Location of any sensitive or hazardous areas;
- Landscape plan (if applicable);
- Any other applicable requirements of the Wasilla Development Code;
- Other applicable information related to the activity.

COMPLIANCE WITH OTHER AGENCIES

If a City of Wasilla Land Use Permit is issued, it does not relieve the applicant of the responsibility for compliance with any other required local, state or federal laws. The city planner suggests that you contact the agencies below prior to applying for a City of Wasilla Land Use Permit:

- If you are constructing a building that is not a single family dwelling or a duplex, you must contact the State Fire Marshall at 269-5604 or the local Fire Code Office at 373-8830 and comply with their regulations.
- To find out if your property is located within a federally designated Flood Hazard Area Zone A, contact the Matanuska-Susitna Borough Compliance Division located at 350 E. Dahlia Avenue in Palmer, or call **745-9861**. If the property falls within Zone A, a separate Borough permit is required. The project or action must also comply with all rules applicable under MSB Titles 15, 16 and 17.
- The project or action must also comply with applicable requirements of the agencies such as Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game, US Army Corps of Engineers; and US Environmental Protection Agency.

EFFECTIVE DATE AND EXPIRATION OF PERMIT

A land use permit will be in effect six (6) business days from issuance. Permits automatically expire twelve months after issuance if no significant construction, activity or occupancy has occurred. It is your responsibility to renew your land use permit at least 30-days prior to expiration if no significant construction, activity or occupancy has occurred.

APPEAL

Any interested person may appeal a decision or order of the city planner to the planning commission by filing a written notice of appeal with the city planner on a form provided by the city within five (5) business days after date of the decision or order. The notice of appeal shall state with specificity the grounds for the appeal, include the appellant's mailing address or that of the appellant's attorney, and be accompanied by a filing fee of \$250. The City of Wasilla is not liable for any improvements made if an appeal is filed. Upon an appeal being filed, all work must immediately cease immediately.

REVOKED PERMIT

Failure to comply with any requirement of the Land Use Permit or the Wasilla City Code may result in your land use permit being revoked by the City Planner.

Attachments: Land Use Permit Application



CITY OF WASILLA PLANNING OFFICE
 290 E. HERNING AVE.
 WASILLA, AK 99654-7091
 PHONE: (907) 373-9020
 FAX: (907) 373-9021

Date: April 3, 2013
 TID # _____
 Case No. A 13 - 27

**LAND USE PERMIT
 APPLICATION**

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD) <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD <input type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq. ft.</p> <p><input checked="" type="checkbox"/> Other (please specify) <u>Transmission Line</u></p> <p>Project Name and Description</p> <p><u>±1,770,000 sq. ft.</u> <u>Hospital Substation to Herning Substation</u> <u>See transmittal letter & attachments.</u> <u>Site plan waiver requested.</u></p> <p>Subdivision Name:</p> <p><u>N/A</u></p> <p>Street Address of project:</p> <p><u>N/A</u></p> <p>Zoning Designation: <u>C, R2, and RR</u></p>	<p>Property Owner:</p> <p>_____</p> <p>Applicant Name:</p> <p><u>Matanuska Electric Association</u></p> <p>Mailing Address:</p> <p><u>P.O. Box 2929</u> <u>Palmer, AK 99645</u></p> <p>Phone: <u>761-9452</u></p> <p>Fax #:</p> <p>_____</p> <p>Email:</p> <p><u>publiccomments@mea.coop</u></p>
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The following items must be shown on the Site Plan:

- All provisions of WMC 16.08.015 Site plan - As-built survey.

Applicant Certification:

I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

Signature of Applicant:
MEA Director of Engineering

Date: 4-3-13

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 City of Wasilla

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

LAND USE PERMIT APPLICATION NARRATIVE

1. Neighbors. Explain how due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan.

MEA initially analyzed numerous alternative routes to determine potential impacts to individual property owners, existing public infrastructure and potential public improvements. For the Wasilla area those analyses are contained in the attached “Analysis of Five Routing Options and Selection of Preferred Route, dated July 2011”, which identified a recommended corridor, and “Analysis of Parks Highway Corridor Option to Determine Optimal Alignment”, dated August 2012, which identified a preferred alignment within the Parks Highway Corridor.

Subsequent to that initial effort MEA has requested public comment on three alternatives and the original preferred alignment within the Parks Highway Corridor. Those three alignments are: (1) Hospital to Herning via the Bogard Road transmission line route, (2) Hospital to Herning along the Parks Highway corridor transitioning to back lot lines in the City of Wasilla, and (3) Hospital to Cottle via a Fairview Loop corridor.

MEA's consultants have met with public agency officials and conducted an three open house meetings, one public hearing with a second public hearing scheduled March 28 in Wasilla to gather comments about the four alternative alignments to seek the most cost effective route with the least impact to adjacent property owners that does not interfere with development of future public infrastructure.

With existing development in the City of Wasilla it is not possible to identify a route with no impacts. All of the proposed routes involved several neighborhood areas. MEA specifically avoided high impact areas in the analysis and selection of routing alternatives. High impacts considered included close proximity and viewshed impacts to private residences in residential neighborhoods, large easement areas affecting use of commercial properties and conflicts with utilities and future infrastructure expansion of the public rights of way.

Initially an alignment, predominantly along the Parks Highway and Palmer Wasilla Extension, was selected for placement of transmission lines because the highways have already created a significant impact, expansion of those

corridors in the near future is unlikely, the project has minimal impact on residential users and construction of the transmission line in the highway right of way minimizes the impacts to the adjacent commercial uses. Placement of the line along these highways significantly reduces the size and number of easements required. Electrical code clear zone requirements will be accommodated within the setbacks from lot lines and the commercial owners can continue to utilize the easement area for virtually all of the existing uses except for landscaping and incidental structures that interfere or pose a hazard to the transmission line. MEA will comply with Wasilla Municipal Code landscaping requirements.

The first open house and public hearing were held in compliance with the Matanuska Susitna Borough (MSB) Code Chapter 17.05: Essential Utilities. Several businesses along the proposed alignment were contacted. As anticipated all of them indicated they would prefer it at some other location, but most indicated they did not believe the proposed alignment would impact their business.

In January 2013, MEA reassessed the public hearing process and decided to seek comment on the three alternatives above and to obtain additional comments about the originally proposed routing.

2. Plans. Is the proposal substantially consistent with the 1996 City Comprehensive Plan and other adopted city plans?

MEA is aware that one objective of the City's Comprehensive Plan is to improve the visual appearance of the business district along the Parks Highway. Placement of a transmission line in the business district will not contribute to this objective. However; the transmission line with its underbuild distribution lines specifically meet another goal of the Plan. It will increase the availability of power to adjacent landowners and increase the quantity and reliability of the electricity available to support and encourage the development of new commercial, industrial and manufacturing uses. MEA does not take the impacts of the line lightly, it has performed additional studies and modified it's vegetation control policies to seek ways to minimize and mitigate the visual impacts, yet provide economical, safe and reliable power needed to develop Wasilla as proposed in the Plan.

3. Special Uses: If your proposed use is a Heliport, Resource Extraction in the RR or C district, Adult Business, Correctional Facility, or Planned Unit Development, please refer to Section 16.16.060 of the Code and address the additional standards listed. N/A

N/A – Permit is for a utility facility.

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City of Wasilla

- 4. Reviewing Parties. Various state and local government agencies will receive copies of your application for review and comment. Copies of their comments will be sent to you. Be ready to address their comments and recommendations.**

A transmission line requires administrative approval under City code 16.20.20 within commercial and rural residential zoning districts. MEA has complied with the Matanuska Susitna Borough (MSB) Code Chapter 17.05: Essential Utilities. MEA continues to analyze comments and concerns that have been raised by local agencies and members of the public in its quest to identify the most cost effective route with the least impacts.

- 5. Neighborhoods. Due deference has been given to the comments and recommendations of reviewing parties.**

In meeting MSB 17.05, MEA has given due deference to public comment and reviewing parties. By the time the project route is selected the project will have been through at least five mailed notices, three open houses and three public hearings. It will also have been the subject of several articles in the Frontiersman, and the two major television news media have covered some of the events. Numerous opportunities to comment have occurred and MEA has received many phone calls and written comments with more than thirty people giving oral testimony at hearings. All neighborhoods potentially impacted by an alternative will have had the chance to make their concerns heard. MEA is compiling the comments and will consider those comments in making its decision. The City will be provided with a copy of the MEA Decisional Document to be submitted to the MSB pursuant to MSB 17.05.040(D). That document will incorporate the written analysis of the City's proposed alternatives and comments, as well as those of the public.

- 6. Fire Safety and Emergency Access. Describe how you have provided for adequate access for emergency and police vehicles. The proposal may not pose a fire danger as determined by the State Fire Marshal or the MSB Wasilla-Lakes Fire Chief.**

N/A – Transmission line will not affect fire safety and emergency access.

- 7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.**

N/A – Once constructed the transmission line will not impact traffic.

- 8. Dimensional standards. Describe how the dimensional requirements [setbacks, density & height] of section 16.24.010 have been met.**

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N/A

9. **Parking. Describe how your use meets the minimum parking, loading areas, lighting and snow storage requirements of 16.24.040. Parking must be adequate, safe and properly designed.**

N/A – Transmission line does not require parking.

10. **Utilities. How do you propose to supply water, sewer, electricity, on-site water or sewer systems and other utilities to the site?**

N/A – Transmission line is an essential utility that will improve MEA's ability to serve City of Wasilla residents.

11. **Frontage. What is the primary road access to the property? Non-residential large developments must be located with frontage on street(s) classified as an interstate, arterial, or as a major collector.**

This numbered section of the City provided application form and the provisions of WMC 16.16.050 A.12 both apply to large residential development or non-residential development of more than 10,000 square feet of gross floor area. Neither section applies to lineal utility facilities; however, the proposed access to this transmission line, a non-residential facility, is proposed along the Parks Highway, Old Matanuska Road and the Palmer Wasilla Highway Extension, routes designated as either interstate, arterial, or major collector.

12. **Peak use. Describe the type of traffic your proposed use will generate. The proposed use may not create a significantly different peak use characteristic than that of surrounding uses or other uses allowed in the district. The proposed use may not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.**

Construction equipment and vehicles supporting that effort will occur the length of the project during construction. Traffic control plans will be in effect where the construction is occurring within the public road rights of way. Once constructed traffic generated by the line will be minimal, confined to routine maintenance and emergency repair which should have minimal impact on the traffic in the area.

13. **Off-site Impacts. Explain how you meet the standard that the proposed use may not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or electronic interference.**

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N/A – Transmission line will not produce any of the listed impacts.

14. Landscaping. Describe, or show on site plan, how your proposed use complies with the City of Wasilla Landscaping standards.

MEA will construct and maintain the project in compliance with WMC 16.33.030 F and 16.33.030 I.

15. Pedestrian Circulation. Walkways, sidewalk and bike paths may be required.

N/A

16. Water, Sewage and Drainage Systems.

This numbered section of the City provided application form and the provisions of WMC 16.16.050 A.11 both apply to impacts of new water, sewer or drainage systems on existing facilities. The transmission line will not require or generate water, sewage or alter the terrain to affect drainage.

Staff has raised concerns about the location of poles and clearing of trees within the Cottonwood Creek floodplain. A portion of Corridor plan sheet 3 is enclosed with the approximate limits of the Cottonwood Creek floodplain boundaries. The Cottonwood Creek floodplain is approximately 200 feet wide at the proposed crossing. The existing clearing to accommodate the bike path and bridge constructed along the Old Matanuska Road right of way is approximately 80 feet wide. As shown on the portion of the drawing the span length along the Old Matanuska Road right of way is only 503 feet. With project spans up to 600 feet spans, the structures can be easily spotted to avoid placement in the wetlands. With an 80 foot wide existing clearing, most the area needed for the proposed right of way is already clear. Once the design process begins the need for additional clearing may be eliminated or mitigated by design features, or a waiver for a minor amount of clearing will be requested.

17. Historic resources. Is your property a historic building or historic site? The proposed use may not adversely impact any historic resource prior to the assessment of that resource by the city. N/A

N/A – No documented historical uses will be impacted by the project.

18. Appearance. Is your proposed use similar in appearance to other uses in the general area? The proposed use may be required to blend in with the general neighborhood appearance and architecture.

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A transmission line is typically compatible with commercial development along a major transportation corridor. Within City boundaries, the transmission will be in commercial and rural residential zoning except for Lot 9, Richmond Hills Subdivision that is owned by the City of Wasilla.

19. The applicant may be required to dedicate land for drainage, utilities, access, open space, parks or playgrounds if the city finds such area necessary for public use or safety.

N/A – MEA will be acquiring easements across lands owned by others. Most of the properties crossed are already fully developed with commercial enterprises.

20. Open Space and Facilities.

N/A

21. Winter hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

N/A – The transmission line will not affect snow management.

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City of Wasilla

E PALME

CREEKSIDE PLAZA
PLAT NO. 99-120

11A

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Planning Office
City of Wasilla

50' PUBLIC
USE ESMT
PER 99-120

FLOOD HAZARD AREA

LANDSCAPE ESMT

Approx.
Floodplain
Boundaries

CREEKSIDE PLAZA
PLAT NO. 97-59

1

30' TELECOM & ELEC
ESMT PER 2009-4

APP
CON
BOX

N 122' 21" 55" W
503.31'

CR
PL

20' UTIL ESMT
PER 2009-4

20' U
2008

RICHMOND
HILLS
PLAT NO.
84-22

BLOCK 2

E OLD MATANUSKA RD

N 88' 21"

PAGE

INTENTIONALLY

LEFT

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CITY OF WASILLA PLANNING OFFICE
 290 E. HERNING AVE.
 WASILLA, AK 99654-7091
 PHONE: (907) 373-9020
 FAX: (907) 373-9021

Date: April 3, 2013

Case No. U 13-02

**USE PERMIT
 APPLICATION**

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD) <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD <input type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq.ft.</p> <p><input checked="" type="checkbox"/> Other (please specify) <u>Transmission Line</u></p> <p>Project Name and Description: Hospital Substation to Herning Substation</p> <p>See transmittal letter, attachments and site plan waiver request.</p> <hr/> <p>Subdivision Name: N/A</p> <hr/> <p>MSB Tax Account ID#: N/A</p> <hr/> <p>Street Address of project: <u>Parks & PW Hwy Extension</u></p> <hr/> <p>Zoning Designation: <u>C, R2</u> and RR</p>	<p>Property Owner: _____</p> <p>Applicant Name: <u>Matanuska Electric Association</u></p> <hr/> <p>Mailing Address: <u>P.O. Box 2929</u> <u>Palmer, AK 99645</u></p> <hr/> <p>Phone: 761-9452</p> <hr/> <p>Fax #: _____</p> <hr/> <p>Email: <u>publiccomments@mea.coop</u></p> <hr/>
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The following items must be shown on the Site Plan:

- Scale (for example 1 inch = 10 feet, etc.), north arrow;
- Property boundary, streets, existing and proposed public utility easements;
- Setbacks or buffering features;
- Existing and proposed improvements;
- Trash receptacles/fuel storage facilities; snow storage area;
- Street access, driveway and parking areas; lighting;
- Location of any sensitive or hazardous areas;
- Landscape plan; not required for single-family dwelling and accessory uses on a lot containing no more than one dwelling unit or all uses located within the Wasilla Municipal Airport; (WPC 16.33)
- Any other applicable requirements of the Wasilla Development Code
- Other applicable information related to the activity.

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 APR 03 2013
 Planning Office
 City of Wasilla

Applicant Certification:
I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

Signature of Applicant: *Sam K...* **Date:** 4-3-13
 MEA Director of Engineering

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

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You must attach a written narrative addressing the following Criteria –

16.16.050

The City will consider the following items/issues in reaching a decision. Please be sure you provide information showing how your project addresses each issue.

1. Neighbors. Explain how due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;
2. Plans. Is the proposal substantially consistent with the 1996 City Comprehensive Plan and other adopted city plans?
3. Special Uses: If your proposed use is a Heliport, Resource Extraction in the RR or C district, Adult Business, Correctional Facility, or Planned Unit Development, please refer to Section 16.16.060 of the Code and address the additional standards listed.
4. Reviewing Parties. Various state and local government agencies will receive copies of your application for review and comment. Copies of their comments will be sent to you. Be ready to address their comments and recommendations.
5. Neighborhoods. Due deference has been given to the comments and recommendations of reviewing parties.
6. Fire Safety and Emergency Access. Describe how you have provided for adequate access for emergency and police vehicles. The proposal may not pose a fire danger as determined by the State Fire Marshal or the MSB Wasilla-Lakes Fire Chief.
7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.
8. Dimensional standards. Describe how the dimensional requirements [setbacks, density & height] of section 16.24.010 have been met.
9. Parking. Describe how your use meets the minimum parking, loading areas, lighting and snow storage requirements of 16.24.040. Parking must be adequate, safe and properly designed.
10. Utilities. How do you propose to supply water, sewer, electricity, on-site water or sewer systems and other utilities to the site?
11. Frontage. What is the primary road access to the property? Non-residential large developments must be located with frontage on street(s) classified as an interstate, arterial, or as a major collector.
12. Peak use. Describe the type of traffic your proposed use will generate. The proposed use may not create a significantly different peak use characteristic than that of surrounding uses or other uses allowed in the district. The proposed use may not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.
13. Off-site Impacts. Explain how you meet the standard that the proposed use may not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or electronic interference.
14. Landscaping. Describe, or show on site plan, how your proposed use complies with the City of Wasilla Landscaping standards.
15. Pedestrian Circulation. Walkways, sidewalk and bike paths may be required.
16. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

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these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

17. Historic resources. Is your property a historic building or historic site? The proposed use may not adversely impact any historic resource prior to the assessment of that resource by the city,

18. Appearance. Is your proposed use similar in appearance to other uses in the general area? The proposed use may be required to blend in with the general neighborhood appearance and architecture.

19. The applicant may be required to dedicate land for drainage, utilities, access, open space, parks or playgrounds if the city finds such area necessary for public use or safety.

20. Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
 - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

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- ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
- iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.
- iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

21. Winter hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

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USE PERMIT APPLICATION NARRATIVE

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- 1. Neighbors. Explain how due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan.**

MEA initially analyzed numerous alternative routes to determine potential impacts to individual property owners, existing public infrastructure and potential public improvements. For the Wasilla area those analyses are contained in the attached “Analysis of Five Routing Options and Selection of Preferred Route, dated July 2011”, which identified a recommended corridor, and “Analysis of Parks Highway Corridor Option to Determine Optimal Alignment”, dated August 2012, which identified a preferred alignment within the Parks Highway Corridor.

Subsequent to that initial effort MEA has requested public comment on three alternatives and the original preferred alignment within the Parks Highway Corridor. Those three alignments are: (1) Hospital to Hering via the Bogard Road transmission line route, (2) Hospital to Hering along the Parks Highway corridor transitioning to back lot lines in the City of Wasilla, and (3) Hospital to Cottle via a Fairview Loop corridor.

MEA’s consultants have met with public agency officials and conducted an three open house meetings, one public hearing with a second public hearing scheduled March 28 in Wasilla to gather comments about the four alternative alignments to seek the most cost effective route with the least impact to adjacent property owners that does not interfere with development of future public infrastructure.

With existing development in the City of Wasilla it is not possible to identify a route with no impacts. All of the proposed routes involved several neighborhood areas. MEA specifically avoided high impact areas in the analysis and selection of routing alternatives. High impacts considered included close proximity and viewshed impacts to private residences in residential neighborhoods, large easement areas affecting use of commercial properties and conflicts with utilities and future infrastructure expansion of the public rights of way.

Initially an alignment, predominantly along the Parks Highway and Palmer Wasilla Extension, was selected for placement of transmission lines because the highways have already created a significant impact, expansion of those

corridors in the near future is unlikely, the project has minimal impact on residential users and construction of the transmission line in the highway right of way minimizes the impacts to the adjacent commercial uses. Placement of the line along these highways significantly reduces the size and number of easements required. Electrical code clear zone requirements will be accommodated within the setbacks from lot lines and the commercial owners can continue to utilize the easement area for virtually all of the existing uses except for landscaping and incidental structures that interfere or pose a hazard to the transmission line. MEA will comply with Wasilla Municipal Code landscaping requirements.

The first open house and public hearing were held in compliance with the Matanuska Susitna Borough (MSB) Code Chapter 17.05: Essential Utilities. Several businesses along the proposed alignment were contacted. As anticipated all of them indicated they would prefer it at some other location, but most indicated they did not believe the proposed alignment would impact their business.

In January 2013, MEA reassessed the public hearing process and decided to seek comment on the three alternatives above and to obtain additional comments about the originally proposed routing.

2. Plans. Is the proposal substantially consistent with the 1996 City Comprehensive Plan and other adopted city plans?

MEA is aware that one objective of the City's Comprehensive Plan is to improve the visual appearance of the business district along the Parks Highway. Placement of a transmission line in the business district will not contribute to this objective. However; the transmission line with its underbuild distribution lines specifically meet another goal of the Plan. It will increase the availability of power to adjacent landowners and increase the quantity and reliability of the electricity available to support and encourage the development of new commercial, industrial and manufacturing uses. MEA does not take the impacts of the line lightly, it has performed additional studies and modified it's vegetation control policies to seek ways to minimize and mitigate the visual impacts, yet provide economical, safe and reliable power needed to develop Wasilla as proposed in the Plan.

3. Special Uses: If your proposed use is a Heliport, Resource Extraction in the RR or C district, Adult Business, Correctional Facility, or Planned Unit Development, please refer to Section 16.16.060 of the Code and address the additional standards listed. N/A

N/A – Permit is for a utility facility.

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- 4. Reviewing Parties. Various state and local government agencies will receive copies of your application for review and comment. Copies of their comments will be sent to you. Be ready to address their comments and recommendations.**

A transmission line requires administrative approval under City code 16.20.20 within commercial and rural residential zoning districts. MEA has complied with the Matanuska Susitna Borough (MSB) Code Chapter 17.05: Essential Utilities. MEA continues to analyze comments and concerns that have been raised by local agencies and members of the public in its quest to identify the most cost effective route with the least impacts.

- 5. Neighborhoods. Due deference has been given to the comments and recommendations of reviewing parties.**

In meeting MSB 17.05, MEA has given due deference to public comment and reviewing parties. By the time the project route is selected the project will have been through at least five mailed notices, three open houses and three public hearings. It will also have been the subject of several articles in the Frontiersman, and the two major television news media have covered some of the events. Numerous opportunities to comment have occurred and MEA has received many phone calls and written comments with more than thirty people giving oral testimony at hearings. All neighborhoods potentially impacted by an alternative will have had the chance to make their concerns heard. MEA is compiling the comments and will consider those comments in making its decision. The City will be provided with a copy of the MEA Decisional Document to be submitted to the MSB pursuant to MSB 17.05.040(D). That document will incorporate the written analysis of the City's proposed alternatives and comments, as well as those of the public.

- 6. Fire Safety and Emergency Access. Describe how you have provided for adequate access for emergency and police vehicles. The proposal may not pose a fire danger as determined by the State Fire Marshal or the MSB Wasilla-Lakes Fire Chief.**

N/A – Transmission line will not affect fire safety and emergency access.

- 7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.**

N/A – Once constructed the transmission line will not impact traffic.

- 8. Dimensional standards. Describe how the dimensional requirements [setbacks, density & height] of section 16.24.010 have been met.**

N/A

9. **Parking. Describe how your use meets the minimum parking, loading areas, lighting and snow storage requirements of 16.24.040. Parking must be adequate, safe and properly designed.**

N/A – Transmission line does not require parking.

10. **Utilities. How do you propose to supply water, sewer, electricity, on-site water or sewer systems and other utilities to the site?**

N/A – Transmission line is an essential utility that will improve MEA's ability to serve City of Wasilla residents.

11. **Frontage. What is the primary road access to the property? Non-residential large developments must be located with frontage on street(s) classified as an interstate, arterial, or as a major collector.**

This numbered section of the City provided application form and the provisions of WMC 16.16.050 A.12 both apply to large residential development or non-residential development of more than 10,000 square feet of gross floor area. Neither section applies to lineal utility facilities; however, the proposed access to this transmission line, a non-residential facility, is proposed along the Parks Highway, Old Matanuska Road and the Palmer Wasilla Highway Extension, routes designated as either interstate, arterial, or major collector.

12. **Peak use. Describe the type of traffic your proposed use will generate. The proposed use may not create a significantly different peak use characteristic than that of surrounding uses or other uses allowed in the district. The proposed use may not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.**

Construction equipment and vehicles supporting that effort will occur the length of the project during construction. Traffic control plans will be in effect where the construction is occurring within the public road rights of way. Once constructed traffic generated by the line will be minimal, confined to routine maintenance and emergency repair which should have minimal impact on the traffic in the area.

13. **Off-site Impacts. Explain how you meet the standard that the proposed use may not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or electronic interference.**

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N/A – Transmission line will not produce any of the listed impacts.

14. Landscaping. Describe, or show on site plan, how your proposed use complies with the City of Wasilla Landscaping standards.

MEA will construct and maintain the project in compliance with WMC 16.33.030 F and 16.33.030 I.

15. Pedestrian Circulation. Walkways, sidewalk and bike paths may be required.

N/A

16. Water, Sewage and Drainage Systems.

This numbered section of the City provided application form and the provisions of WMC 16.16.050 A.11 both apply to impacts of new water, sewer or drainage systems on existing facilities. The transmission line will not require or generate water, sewage or alter the terrain to affect drainage.

Staff has raised concerns about the location of poles and clearing of trees within the Cottonwood Creek floodplain. A portion of Corridor plan sheet 3 is enclosed with the approximate limits of the Cottonwood Creek floodplain boundaries. The Cottonwood Creek floodplain is approximately 200 feet wide at the proposed crossing. The existing clearing to accommodate the bike path and bridge constructed along the Old Matanuska Road right of way is approximately 80 feet wide. As shown on the portion of the drawing the span length along the Old Matanuska Road right of way is only 503 feet. With project spans up to 600 feet spans, the structures can be easily spotted to avoid placement in the wetlands. With an 80 foot wide existing clearing, most the area needed for the proposed right of way is already clear. Once the design process begins the need for additional clearing may be eliminated or mitigated by design features, or a waiver for a minor amount of clearing will be requested.

17. Historic resources. Is your property a historic building or historic site? The proposed use may not adversely impact any historic resource prior to the assessment of that resource by the city. N/A

N/A – No documented historical uses will be impacted by the project.

18. Appearance. Is your proposed use similar in appearance to other uses in the general area? The proposed use may be required to blend in with the general neighborhood appearance and architecture.

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A transmission line is typically compatible with commercial development along a major transportation corridor. Within City boundaries, the transmission will be in commercial and rural residential zoning except for Lot 9, Richmond Hills Subdivision that is owned by the City of Wasilla.

19. The applicant may be required to dedicate land for drainage, utilities, access, open space, parks or playgrounds if the city finds such area necessary for public use or safety.

N/A – MEA will be acquiring easements across lands owned by others. Most of the properties crossed are already fully developed with commercial enterprises.

20. Open Space and Facilities.

N/A

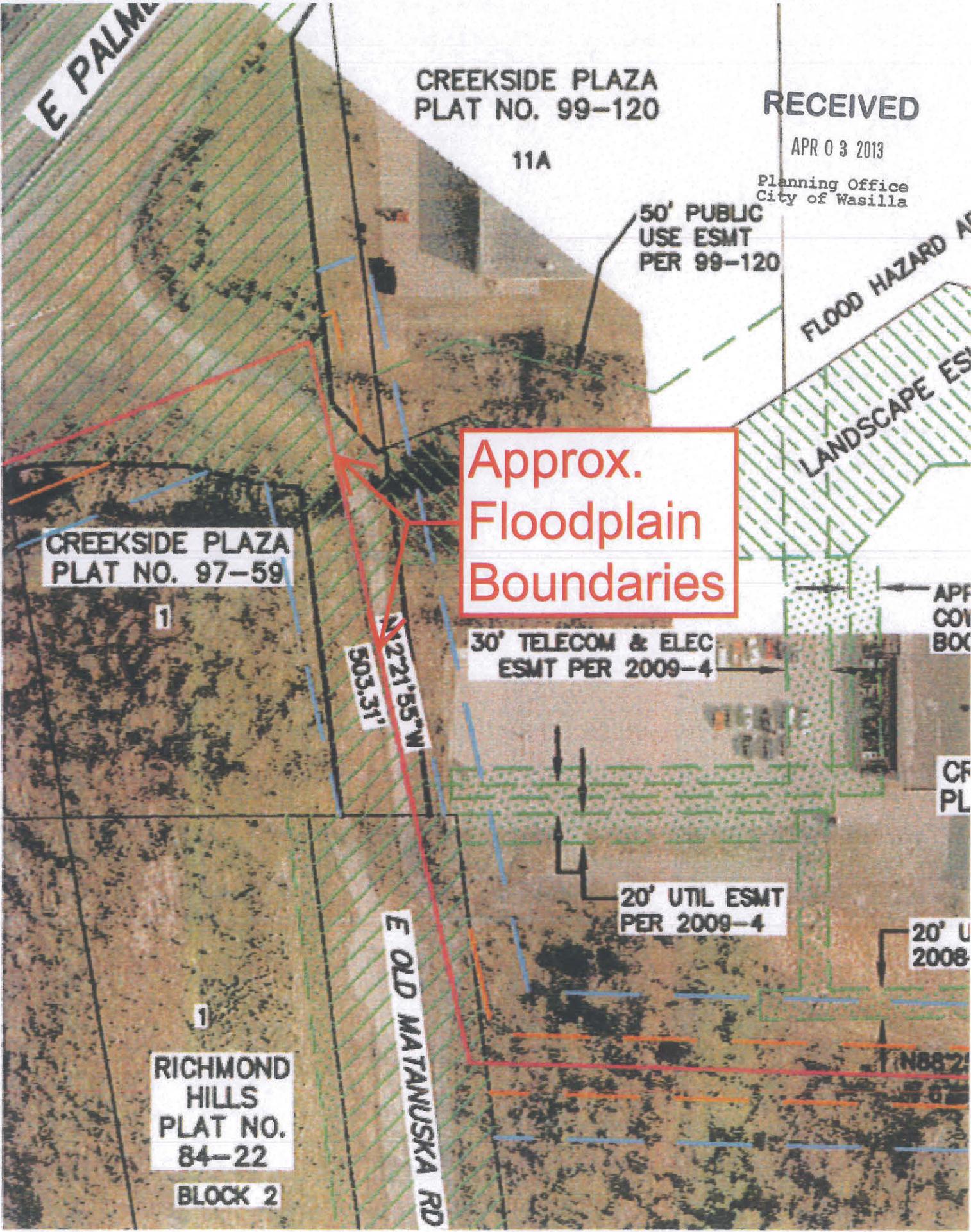
21. Winter hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

N/A – The transmission line will not affect snow management.

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Approx.
Floodplain
Boundaries

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CREEKSIDE PLAZA
PLAT NO. 99-120

11A

50' PUBLIC
USE ESMT
PER 99-120

FLOOD HAZARD AREA

LANDSCAPE ESMT

CREEKSIDE PLAZA
PLAT NO. 97-59

1

30' TELECOM & ELEC
ESMT PER 2009-4

APP
COV
BOX

N 122'1"85" W
503.31'

CR
PL

20' UTIL ESMT
PER 2009-4

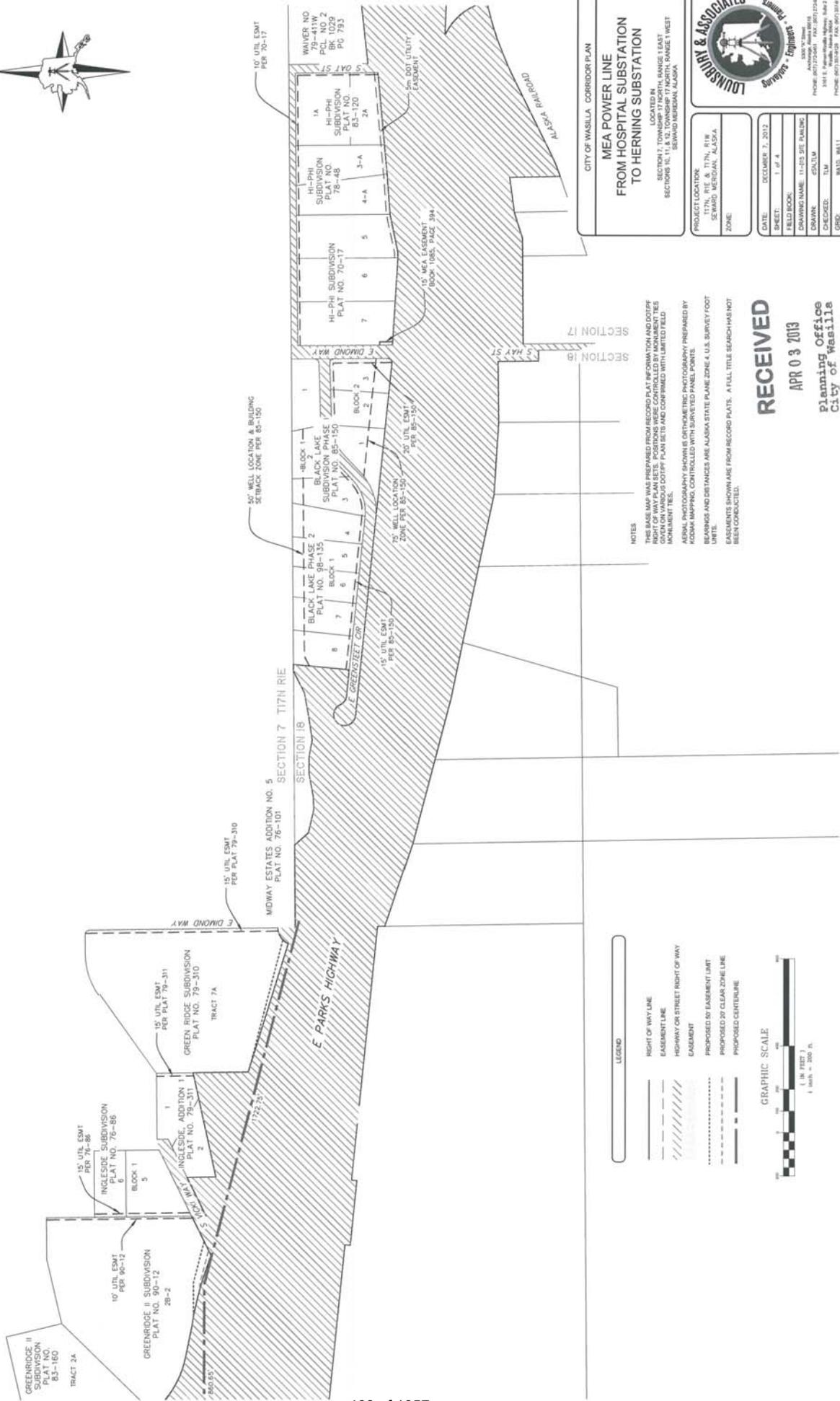
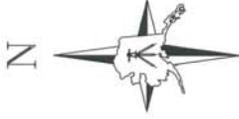
20' U
2008

RICHMOND
HILLS
PLAT NO.
84-22

BLOCK 2

E OLD MATANUSKA RD

N 88'2"



NOTES

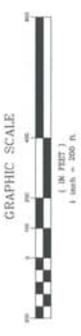
THIS BASE MAP WAS PREPARED FROM RECORD PLAT INFORMATION AND DOT/FF RECORD MAPS. THE INFORMATION SHOWN HEREIN IS UNLIMITED IN TIME AND SCOPE ON WAKODIOT/FF PLANS IS TO BE COMPARED WITH LIMITED FIELD SURVEY DATA. THE INFORMATION SHOWN HEREIN IS UNLIMITED IN TIME AND SCOPE ON WAKODIOT/FF PLANS IS TO BE COMPARED WITH LIMITED FIELD SURVEY DATA.

AERIAL PHOTOGRAPHY SHOWN IS ORTHORECTIC PHOTOGRAPHY PREPARED BY AERIAL MAPPING, CONTROLLED WITH SURVEYED PANEL POINTS.

BEARINGS AND DISTANCES ARE ALASKA STATE PLANE, ZONE 4, U.S. SURVEY FOOT UNITS.

EASEMENTS SHOWN ARE FROM RECORD PLATS. A FULL TITLE SEARCH HAS NOT BEEN CONDUCTED.

- LEGEND**
- RIGHT OF WAY LINE
 - EASEMENT LINE
 - HIGHWAY OR STREET RIGHT OF WAY
 - EASEMENT
 - PROPOSED BY CLEAR ZONE LINE
 - PROPOSED CENTURINE



CITY OF WASILLA CORRIDOR PLAN

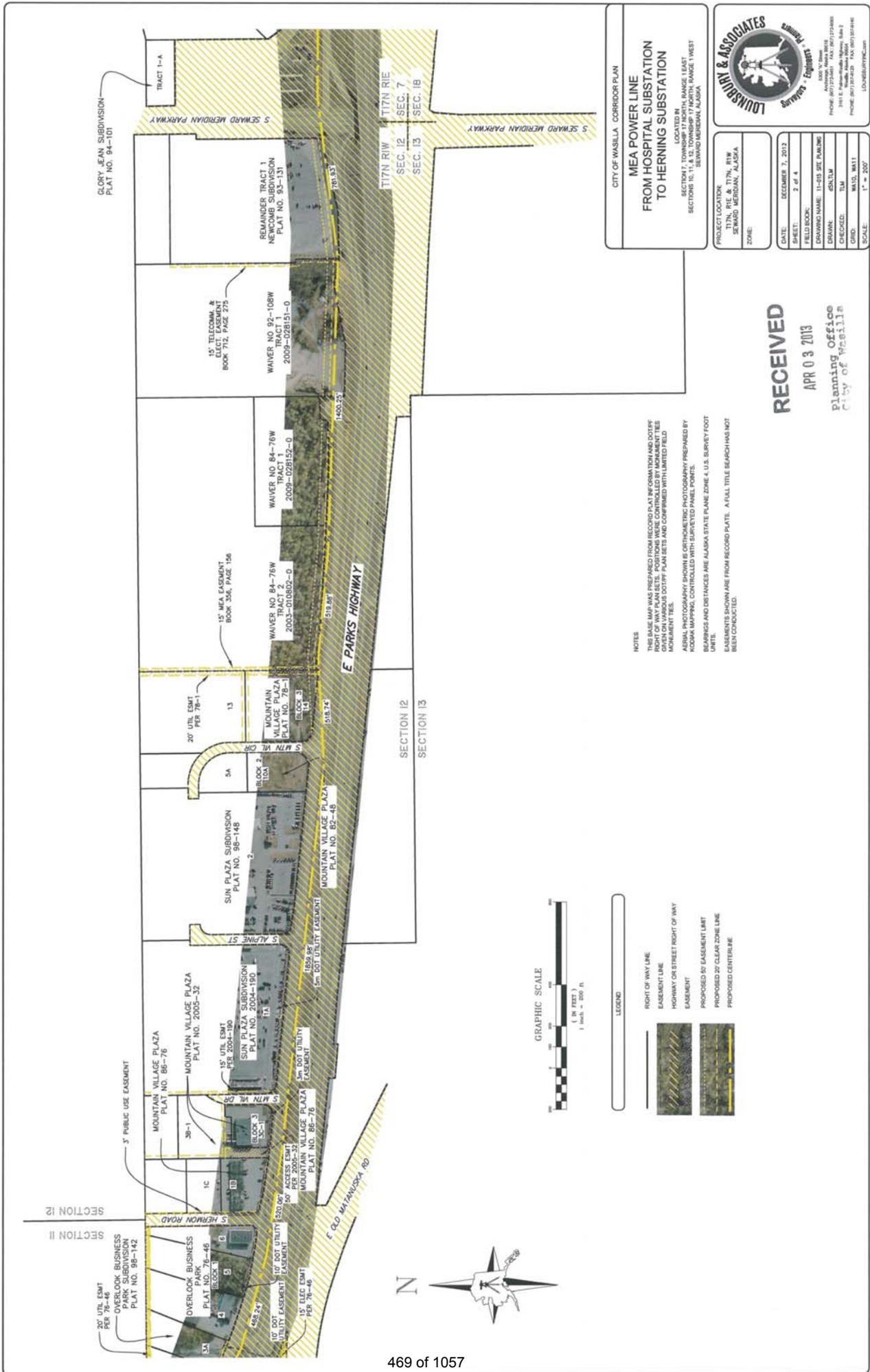
MEA POWER LINE FROM HOSPITAL SUBSTATION TO HERNING SUBSTATION

LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 1 EAST SECTION 10, T1, S12, TOWNSHIP 17 NORTH, RANGE 1 WEST SUBDIVISION 1A, 2A

LOUSHBAUM & ASSOCIATES ENGINEERS

Professional Engineer License No. 10000
 State of Alaska License No. 10000
 License No. 10000
 License No. 10000

PROJECT LOCATION:	T17N, R1E & T17N, R1W SEWARD, MENDOTA, ALASKA
DATE:	DECEMBER 7, 2012
SHEET:	1 OF 4
FIELD BOOK:	
DRAWING NAME:	11-2012 SITE PLAN
DRAWN:	JD/TL/MP
CHECKED:	TL/MP
GRID:	WATO, MAT 1
SCALE:	1" = 200'



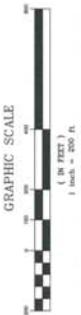
CITY OF WASILLA CORRIDOR PLAN
MEIA POWER LINE FROM HOSPITAL SUBSTATION TO HERNING SUBSTATION
 LOCATED IN SECTIONS 10, 11, 12, 13, 14, 15, 16, 17 NORTH, RANGE 1 WEST, T17N, R10E, T17N, R10E, Seward Meridian, Alaska

LOUSBURY & ASSOCIATES
 Surveying & Engineering
 4000 W. Anchorage, Alaska 99515
 PHONE: 907.562.1100 FAX: 907.562.1101
 WWW.LOUSBURYINC.COM

PROJECT LOCATION:	T17N, R10E & T17N, R10E, SEWARD MERIDIAN, ALASKA
DATE:	DECEMBER 7, 2012
SHEET:	2 OF 4
FIELD BOOK:	
DRAWING NAME:	11-010 SEE PLANLINE
DRAWN:	GNL/BJ
CHECKED:	BJM
DATE:	NOV. 14, 2012
SCALE:	1" = 200'

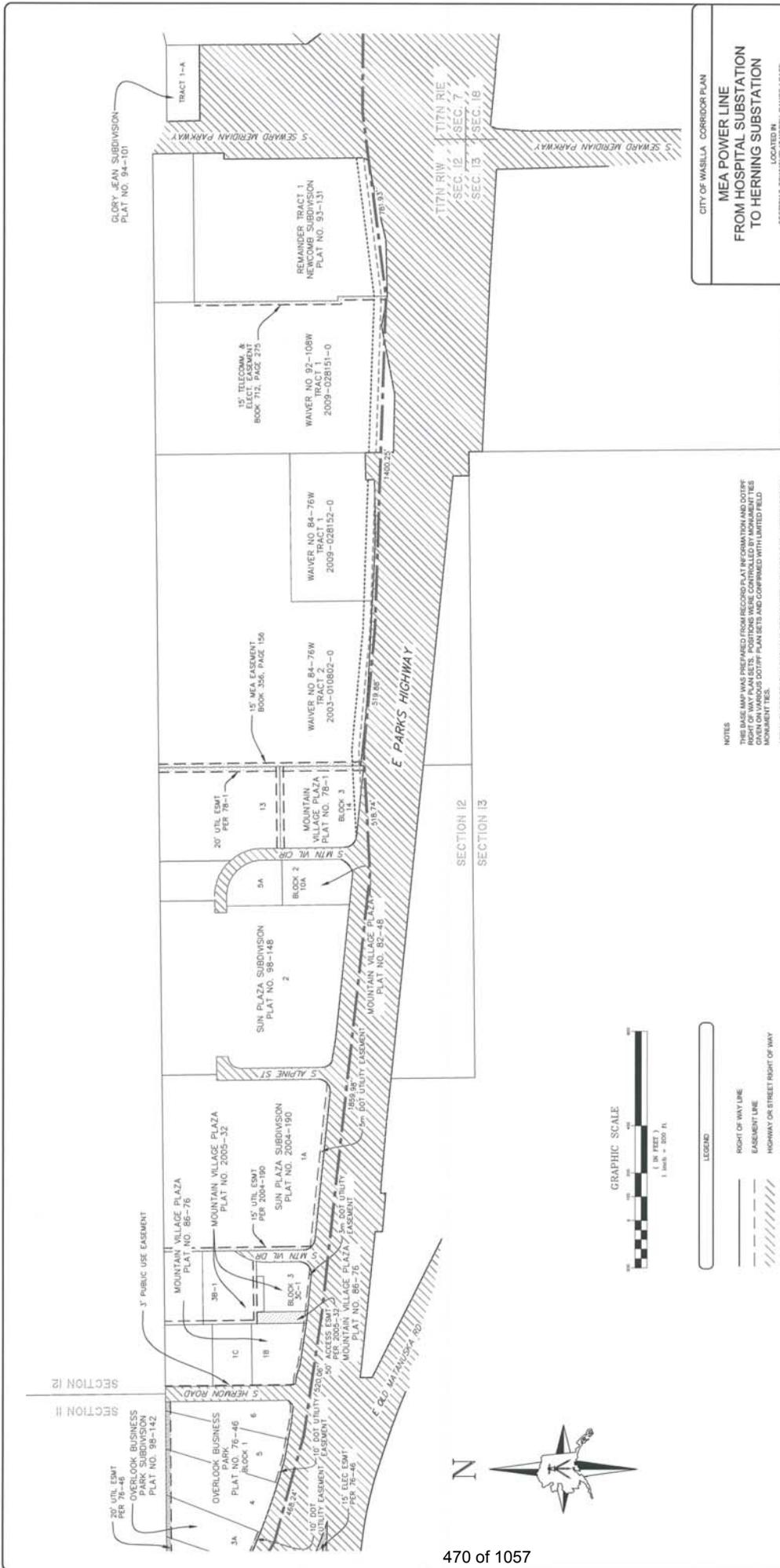
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NOTES
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LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- HIGHWAY OR STREET RIGHT OF WAY
- EASEMENT
- PROPOSED 50' EASEMENT LIMIT
- PROPOSED 20' CLEAR ZONE LINE
- PROPOSED CENTERLINE



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Planning & Engineering

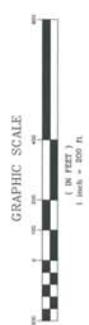
117N, R1E & T17N, R1W
 SEWARD MERIDIAN, ALASKA

DATE: DECEMBER 1, 2012
 SHEET: 2 of 4
 FIELD BOOK:
 DRAWING NAME: 11-015 SITE PLAN/ME
 DRAWN: GSK/LSB
 CHECKED: TSK
 COND: WATL, MMT
 SCALE: 1" = 200'

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CITY OF WASILLA CORRIDOR PLAN
**MEA POWER LINE
 FROM HOSPITAL SUBSTATION
 TO HERRING SUBSTATION**
 LOCATED IN
 SECTION 12, TOWNSHIP 17 NORTH, RANGE 1 EAST
 SECTIONS 10, 11, 12N, RANGE 1 WEST
 SEWARD MERIDIAN, ALASKA

NOTES
 THIS BASE MAP WAS PREPARED FROM RECORD PLAT INFORMATION AND OFFICE
 SURVEY DATA. THE MEASUREMENTS AND DISTANCES SHOWN ON THIS MAP
 ARE BASED ON THE SURVEY DATA AND ARE NOT NECESSARILY CORRECTED
 FOR VARIATIONS IN GRAVITY OR ON VARIOUS DOT/RTY PLAN SETS AND COMPARED WITH LIMITED FIELD
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 BEARINGS AND DISTANCES ARE ALASKA STATE PLANE ZONE 4 U.S. SURVEY FOOT
 UNITS.
 EASEMENTS SHOWN ARE FROM RECORD PLATS. A FULL TITLE SEARCH HAS NOT
 BEEN CONDUCTED.



- LEGEND**
- RIGHT OF WAY LINE
 - EASEMENT LINE
 - HIGHWAY OR STREET RIGHT OF WAY
 - EASEMENT
 - PROPOSED 50' EASEMENT LIMIT
 - PROPOSED 20' CLEAR ZONE LINE
 - PROPOSED CENTERLINE



NOTES
 THIS BASE MAP WAS PREPARED FROM RECORD PLAT INFORMATION AND DOTIFY
 RIGHT OF WAY PLAN SETS. POSITIONS WERE CONTROLLED BY MONUMENT TIES
 TO THE ADJACENT DOTIFY PLATS AND COMPARED WITH LIMITED FIELD
 MONUMENT TIES.
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 BEARINGS AND DISTANCES ARE ALASKA STATE PLANE ZONE 4, U.S. SURVEY FOOT
 UNITS.
 EASEMENTS SHOWN ARE FROM RECORD PLATS. A FULL TITLE SEARCH HAS NOT
 BEEN CONDUCTED.



SECTION II T17N RIW



CITY OF WASILLA CORRIDOR PLAN
**MEA POWER LINE
 FROM HOSPITAL SUBSTATION
 TO HERNING SUBSTATION**
 LOCATED IN
 SECTIONS 13, 14, 15, 16, TOWNSHIP 17 NORTH, RANGE 1 WEST
 SEWARD MERIDIAN, ALASKA

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 3101 E. Palm-Seward Highway, Suite 2
 Anchorage, Alaska 99515
 PHONE: (907) 824-2828 FAX: (907) 824-1848
 LOANBLADE@aol.com

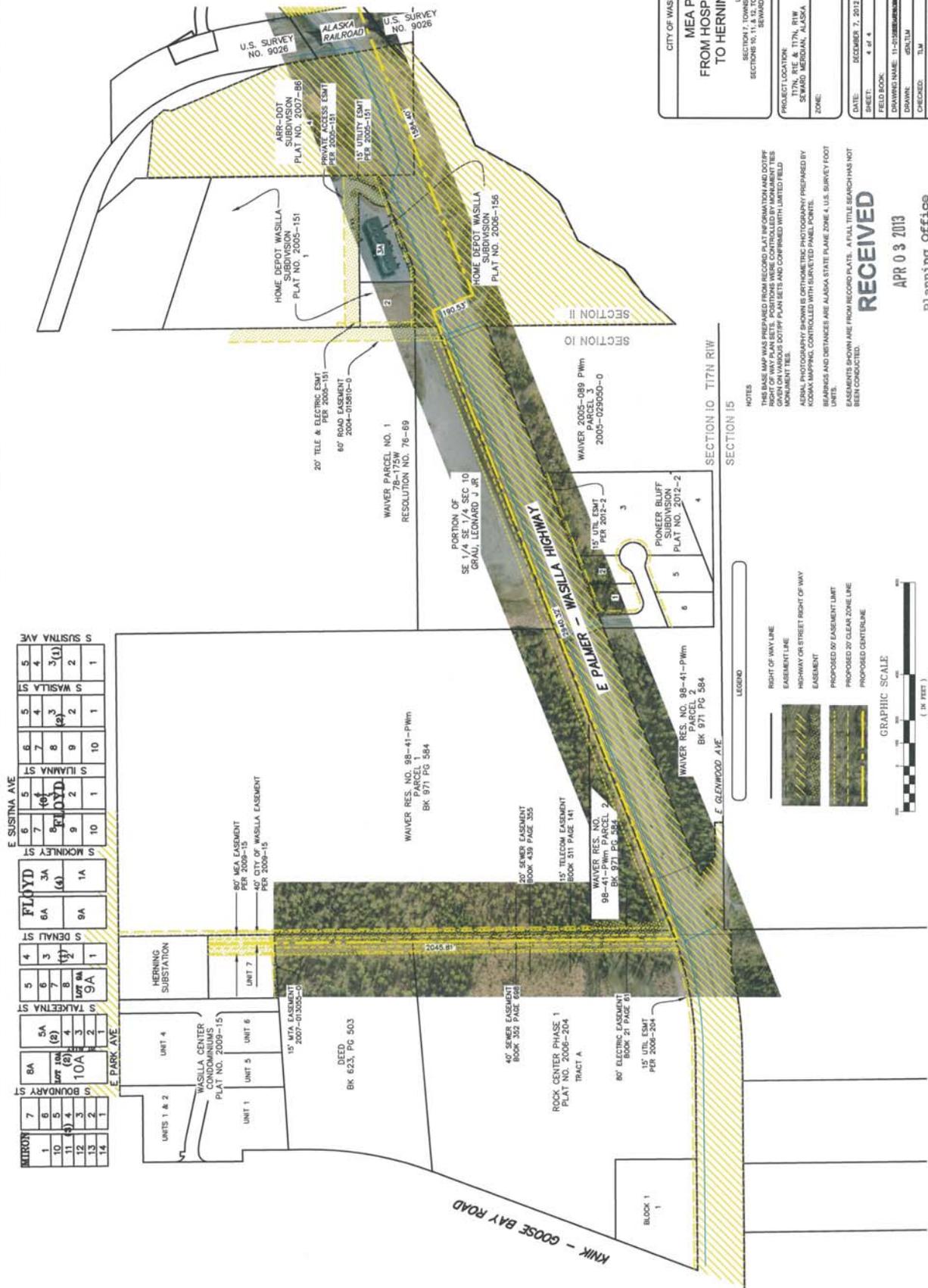
PROJECT LOCATION:
 T17N RIW
 SEWARD MERIDIAN, ALASKA
 ZONE:

DATE:	DECEMBER 7, 2012
SHEET:	3 of 4
FIELD BOOK:	
DRAWING NAME:	11-015 SEE PLANING
DRAWN:	ENL/TJM
CHECKED:	TJM
GRID:	WAS10, WA11
SCALE:	1" = 100'

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- LEGEND**
- RIGHT OF WAY LINE
 - EASEMENT LIMIT
 - PROPOSED 20' CLEAR ZONE LINE
 - PROPOSED CENTERLINE
 - EASEMENT



E SUSITNA AVE																													
7	6	5	4	3	2	1	6	5	4	3	2	1	5	4	3	2	1												
10	9	8	7	6	5	4	10	9	8	7	6	5	10	9	8	7	6	5											
11	10	9	8	7	6	5	11	10	9	8	7	6	5	11	10	9	8	7	6	5									
12	11	10	9	8	7	6	5	12	11	10	9	8	7	6	5	12	11	10	9	8	7	6	5						
13	12	11	10	9	8	7	6	5	13	12	11	10	9	8	7	6	5	13	12	11	10	9	8	7	6	5			
14	13	12	11	10	9	8	7	6	5	14	13	12	11	10	9	8	7	6	5	14	13	12	11	10	9	8	7	6	5

CITY OF WASILLA CORRIDOR PLAN

MEA POWER LINE FROM HOSPITAL SUBSTATION TO HERRING SUBSTATION

LOCATED IN SECTION 7, TOWNSHIP 11 NORTH, RANGE 1 EAST, SECTION 9, 11, & 12, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA

PROJECT LOCATION: T17N, R1E & T17N, R1W SEWARD MERIDIAN, ALASKA ZONE

DATE: DECEMBER 7, 2012

SHEET: 4 of 4

FIELD BOOK: 11-2128/28/28/28

DRAWING NAME: 11-2128/28/28/28

COUNTY: DENALI

CHECKED: TLM

GRID: WAD, WAT1

SCALE: 1" = 200'



NOTES

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BEARINGS AND DISTANCES ARE ALASKA STATE PLANE ZONE 4, U.S. SURVEY FOOT DATUM.

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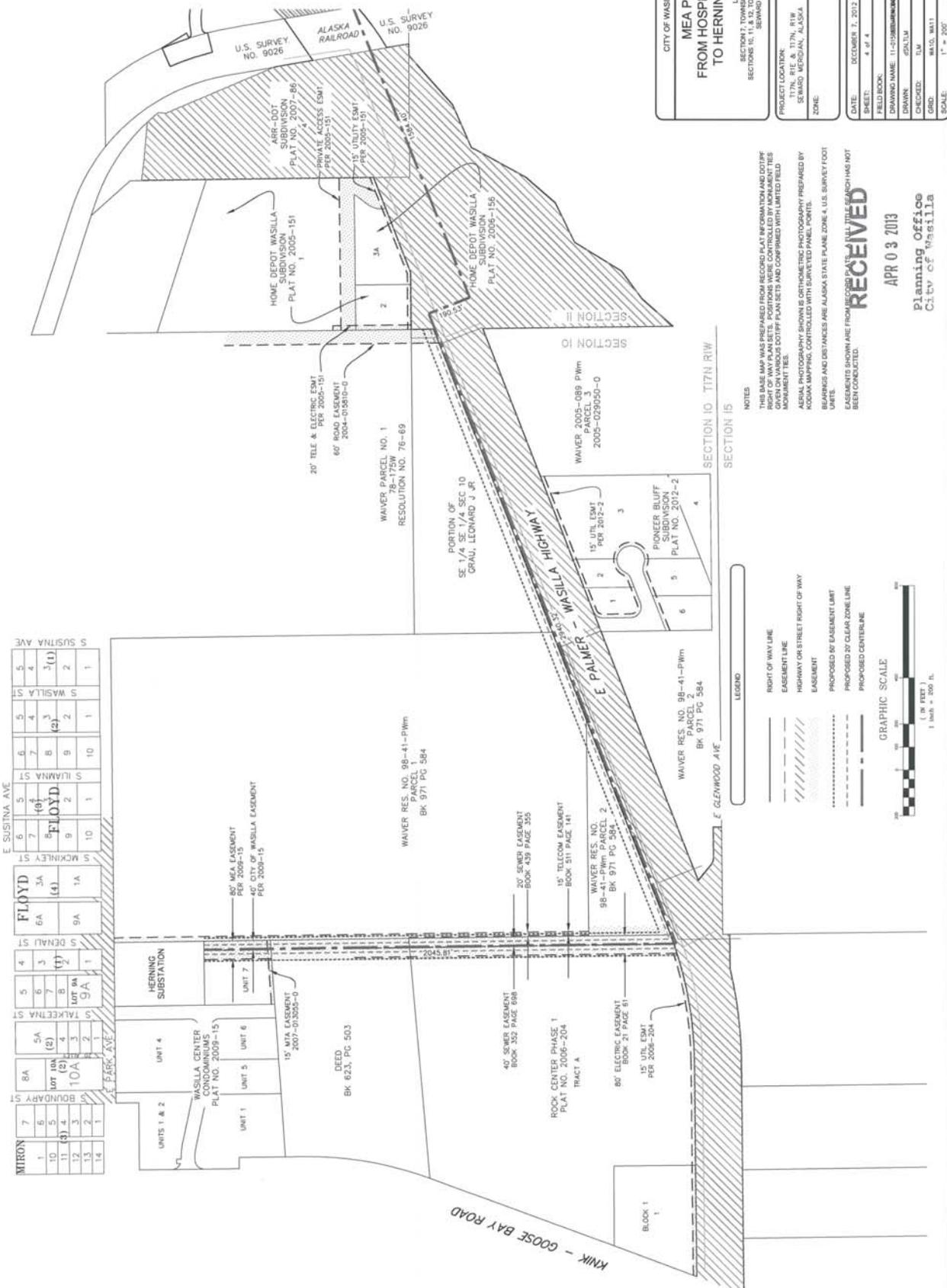
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City of Wasilla

LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- HIGHWAY OR STREET RIGHT OF WAY EASEMENT
- PROPOSED 20' CLEAR ZONE LINE
- PROPOSED CENTERLINE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

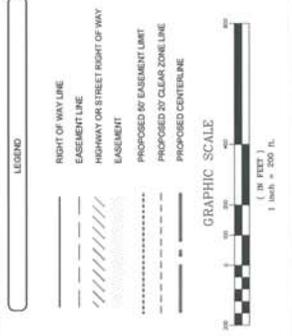


NOTES

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CITY OF WASILLA CORRIDOR PLAN

MEA POWER LINE FROM HOSPITAL SUBSTATION TO HERNING SUBSTATION

LOCATED IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 1 EAST, SECTION 15, SEWARD MERIDIAN, ALASKA

PROJECT LOCATION: T17N, R1E & T17N, R1W SEWARD MERIDIAN, ALASKA

DATE: DECEMBER 7, 2012

SHEET: 4 of 4

FIELD BOOK: 11-2008/2009

DRAWN: JST/MLM

CHECKED: TLM

GRID: NAD 83, NAD 11

SCALE: 1" = 200'



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