

PUBLIC HEARING

ADMINISTRATIVE PERMIT #10032

ATLAS TOWERS 1, LLC

125' LATTICE TELECOMMUNICATIONS TOWER

STAFF REPORT



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

DEVELOPMENT SERVICES DIVISION STAFF REPORT

Date: September 30, 2024

File Number: 10032

Applicant: Helmundt Strumpher, on behalf of Atlas Towers 1

Property Owner: Charles D. House

Request: Administrative Permit in accordance with MSB 17.67 – Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, and Other Tall Structures

Location: Tax ID# 7762000L002

Size of Property: Approximately 50 acres

Proposed Lease Area: Approximately 50' x 50' within Tax ID# 7762000L002

Reviewed By: Jason Ortiz, Development Services Manager *J. O.*

Staff: Rick Benedict, Current Planner

Staff Recommendation: Approval with conditions

EXECUTIVE SUMMARY

An Administrative Permit application under MSB 17.67 – Tall Structures Including Telecommunication Facilities, Wind Energy Conversion Systems, and Other Tall Structures, has been submitted to construct a 125-foot-tall lattice telecommunications tower within a 50-foot by 50-foot lease area on the above-referenced private property. The subject property is within the Sutton Special Land Use District (MSB 17.27).

Telecommunication towers within the Borough are regulated under MSB 17.67. The code allows additional regulations identified within Special Land Use Districts (SpUD) for reduced height at which a permit is required, visual screening or camouflage techniques, tower color, tower type, lighting, and increased setbacks. A tower exceeding 50 feet in height within the Sutton SpUD is

only permitted upon being issued a land use permit. No other regulations exist for telecommunication towers described within the Sutton SpUD.

Unless this type of use is maintained under and in accordance with a lawfully issued permit, a tall structure is declared to be a public nuisance. The operation of such a land use without a permit is prohibited.

LAND USE

Existing Land Use:

The subject parcel is privately owned, approximately 50 acres in size, and located within TKM AC Subdivision, the Sutton Community Council area, and the Sutton SpUD. It is undeveloped, and there is no history of prior uses. A 100-foot utility easement exists for above-ground transmission lines, which are centrally located and run diagonally from the southern to northern property lines. North 58 Mile Road, a 50-foot right-of-way easement that provides access to the area for north and southbound traffic, is entirely situated within the subject property's western lot line. A 33-foot section line easement runs the full length and is situated within a portion of the subject property's eastern lot line, and a 33-foot section line easement is situated within a portion of the southern lot line.

Surrounding Land Use:

Adjacent parcels to the east, south, west, and north range from 2 to 40 acres in size. Many parcels to the north and south of the subject property have residential development, while parcels to the west and east are primarily undeveloped. Parcels further to the west and east of the subject property are large and undeveloped and range from 5 to 75 acres, and further to the north and south are a mix of residential and undeveloped parcels ranging from 1 to 28 acres.

Sutton Comprehensive Plan (November 2009 Update):

Chapter 2 of the comprehensive plan addresses land use plans. Pages 28-29 (Attachment 1) specifically address tower structures and recommend conditional use permits for man-made structures over 50 feet tall. They also recommend the development of facility standards that protect the area's land, air, wildlife, and water quality, protect and enhance viewshed areas, and protect residential neighborhoods and associated property values. The comprehensive plan does not specifically address telecommunication towers.

REVIEW OF APPLICABLE CRITERIA AND FINDINGS

MSB 17.03 – Public Notification

Staff mailed 117 notices to all property owners within a one-half-mile radius of the subject property, the TKM AC Subdivision, and the Sutton Community Council on September 6, 2024. The Frontiersman published the public hearing announcement in the September 11, 2024, edition. Staff posted the application material on the Borough website for public review on September 9, 2024. A request for comment was emailed to the Sutton Community Council and other governmental agencies on September 10, 2024. To date, no response has been received from the Sutton Community Council or the public.

Section 17.67.040 Types of Permits Available

- (A) *There are three types of permits available for tall structures:*
- (1) *Administrative permit: new tall structures that are greater than 85 feet but less than or equal to 125 feet. The applicant may request that the decision on an administrative permit be made by the planning commission. The request shall be in writing at the time of application and all requirements for a conditional use permit shall be followed.*
 - (2) *Conditional use permit: new tall structures greater than 125 feet; or tall structures that exceed the height threshold at which a conditional use permit within a special land use district is required.*
 - (3) *Network improvement permit: allows legally constructed telecommunication towers to be increased in height in accordance with MSB 17.67.110.*

Findings of Fact:

1. According to the application material, the proposed tall structure will be a 125-foot-tall lattice telecommunications tower.
2. The applicant has not requested that the Planning Commission decide on this Administrative Permit application.
3. The requirements of MSB 17.67 supersede the requirements of special land use districts within the borough as they pertain to telecommunications towers, except that special land use districts may provide additional regulations for a reduced height at which a permit is required.
4. The Sutton SpUD requires conditional use permits for man-made structures exceeding the maximum allowable height of 50 feet above average grade, including towers.

Conclusion of Law: Based on the above findings, the proposed use meets the criteria to qualify for an Administrative Permit for the construction of a 125-foot-tall structure (MSB 17.67.040(A)(1)).

Section 17.60.080 Standards for Approval of New Tall Structures

- (A) *A permit for a new tall structure may only be approved if it meets the requirements of this section in addition to any other applicable standards required by this chapter.*
- (B) *In granting or denying a permit, the commission or director shall make findings on whether the applicant has demonstrated that:*
- (1) *To the extent that is technically feasible and potentially available, the location of the tall structure is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized;*

Findings of Fact:

1. The subject parcel is privately owned, approximately 50 acres in size, and undeveloped.
2. The subject property is in the TKM AC Subdivision, the Sutton Community Council area, and the Sutton SpUD.
3. According to the application material, the proposed tall structure equipment compound will be located approximately 471 feet from the northern property line, 2,431 feet from the eastern property line, 106 feet from the southern property line, and 157 feet from the western property line.

4. According to the application material, the proposed telecommunications tower will be approximately 492 feet from the northern property line, 2,453 feet from the eastern property line, 125 feet from the southern property line, and 175 feet from the western property line.
5. The closest residential structure to the west is approximately 415 feet from the proposed tower.
6. The closest residential structure to the north is approximately 659 feet from the proposed tower.
7. The closest residential structure to the east is approximately 4,630 feet from the proposed tower.
8. The closest residential structure to the south is approximately 807 feet from the proposed tower.
9. Adjacent parcels to the north, east, south, and west range in size from 2 to 40 acres and are undeveloped.
10. Many parcels to the north and south of the subject property have residential development, while parcels to the west and east are primarily undeveloped.
11. Parcels further to the west and east of the subject property are large and undeveloped and range from 5 to 75 acres and further to the north and south are a mix of residential and undeveloped parcels ranging from 1 to 28 acres.
12. North 58 Mile Road, a 50-foot right-of-way easement, is entirely situated within the subject property's western lot line.
13. A 33-foot section line easement runs the full length and is situated within a portion of the subject property's eastern lot line.
14. A 33-foot section line easement is situated within a portion of the southern lot line.
15. According to the application material, the existing vegetation, the proposed location of the tower, and the subject parcel's lack of development will provide natural barriers that help to minimize the visual impacts on the surrounding parcels.

Conclusion of Law: Based on the above findings, the location of the tall structure is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized (MSB 17.67.080(B)(1)).

(2) Visibility of the tall structure from public parks, trails recognized within adopted borough plans, and water bodies has been minimized to the extent that is technically feasible and potentially available;

Findings of Fact:

1. The closest recognized trail is the Palmer-Moose Creek Trailhead, approximately 2.6 miles southwest of the proposed tower.
2. The closest waterbody is Seventeenmile Lake, approximately 3,400 feet north of the proposed tower.

3. The closest public park is Alpine Historical Park, approximately 3.5 miles northeast of the proposed tower.

Conclusion of Law: Based on the above findings, the proposed tall structures' visibility from public parks and trails has been minimized (MSB 17.67.080(B)(2)).

(3) The tall structure will not interfere with the approaches to any existing airport or airfield that are identified in the borough's regional aviation system plan or by the Alaska State Aviation System Plan; and

Findings of Fact:

1. According to the Matanuska-Susitna Borough's database of registered airports and landing strips, one existing airport (Jonesville Mine Airport) is approximately 2.5 miles northeast of the proposed tower.
2. According to the application material, the proposed tower will not interfere with the approaches to any existing airport or airfield.

Conclusion of Law: Based on the above findings, the proposed tall structure will not interfere with the approaches to any existing airport or airfield that are identified in the Borough's regional aviation system plan or by the Alaska State Aviation System Plan (MSB 17.67.080(B)(3)).

(4) Granting the permit will not be harmful to the public health, safety, convenience, and welfare.

Findings of Fact:

1. The subject parcel is privately owned, approximately 50 acres in size, and undeveloped.
2. The subject property is in the TKM AC Subdivision, the Sutton Community Council area, and the Sutton SpUD.
3. According to the application material, the proposed tall structure equipment compound will be located approximately 471 feet from the northern property line, 2,431 feet from the eastern property line, 106 feet from the southern property line, and 157 feet from the western property line.
4. According to the application material, the proposed telecommunications tower will be approximately 492 feet from the northern property line, 2,453 feet from the eastern property line, 125 feet from the southern property line, and 175 feet from the western property line.
5. On July 15, 2024, the State of Alaska Department of Transportation and Public Facilities issued a permit to construct a driveway to access the subject property in the proposed tower facility's location via North 58 Mile Road.
6. According to the application material, the proposed tower will be located within a nine-foot-tall secured and fenced area.
7. According to the application material, the gate providing access to the facility will be secured by five combination locks.
8. The applicant submitted site plans for the proposed tower and compound, which contains certified drawings from Andrew Haldane, an Alaska Registered Professional Engineer.

9. According to the application material, breakpoint technology is not engineered into the proposed tower's design.
10. The closest residential structure to the west is approximately 415 feet from the proposed tower.
11. According to the application material, the area severely lacks reliable network coverage and capacity, and the proposed tower will alleviate current mobile network voice, data, and first responder issues in the area.
12. According to the application material, the proposed tower will expand coverage and improve cellular and data performance in the area.
13. According to the application material, the facility will provide critical wireless coverage to the surrounding area.
14. According to the application material, the capacity of the existing infrastructure is reaching its limit.
15. According to the application material, the tower and facility will be used for structural support of up to four wireless providers.
16. On July 30, 2024, the Federal Aviation Administration (FAA) issued a Determination of No Hazard to Air Navigation. The determination stated that marking and lighting are not necessary for aviation safety.

Discussion: On September 10, 2024, the MSB Pre-Design & Engineering (PD&E) department responded to staff's request to review the applicant's proposed drainage plan. PD&E requested the plan be redesigned so seasonal runoff created by the development be contained within the site. Staff recommends that before construction, the applicant provide the Borough with a drainage plan demonstrating that seasonal runoff from the proposed site will be contained on the subject property.

Conclusion of Law: Based on the above findings, and with conditions, the proposed tower will not be harmful to public health, safety, convenience, and welfare (MSB 17.60.080(B)(4)).

Section 17.67.090 Operation Standards for New Tall Structures

(A) The following setback requirements shall apply to all new telecommunications towers regulated under this chapter:

(1) The equipment compound shall meet minimum setback distances from all property lines in accordance with MSB 17.55.

Findings of Fact:

1. According to the application material, the proposed tall structure equipment compound will be located approximately 471 feet from the northern property line, 2,431 feet from the eastern property line, 106 feet from the southern property line, and 157 feet from the western property line.
2. The subject parcel is privately owned, approximately 50 acres in size, and undeveloped.
3. According to the application material, the proposed tower and compound will be within a 50-foot by 50-foot leased area on the subject property.

Conclusion of Law: Based on the above findings, the proposed equipment compound meets the minimum setback distances from all property lines in accordance with MSB 17.55 (MSB 17.67.090(A)(1)).

(2) Minimum setback for the tower base shall be a distance equal to the height of the tower.

(a) The commission, or director if it is an administrative permit, may reduce the setback to a distance less than the height of the tower, if the applicant demonstrates there is no risk to public health, safety, or welfare of adjacent property owners.

Findings of Fact:

1. According to the application material, the proposed tall structure will be a 125-foot-tall lattice telecommunications tower.
2. The subject parcel is privately owned, approximately 50 acres in size, and undeveloped.
3. According to the application material, the proposed telecommunications tower will be approximately 492 feet from the northern property line, 2,453 feet from the eastern property line, 125 feet from the southern property line, and 175 feet from the western property line.
4. The applicant submitted site plans for the proposed tower and compound, which contains certified drawings from Andrew Haldane, an Alaska Registered Professional Engineer.
5. According to the application material, breakpoint technology is not engineered into the proposed tower's design.
6. There are no residential or commercial structures within the 125-foot fall radius of the proposed tower.
7. The closest residential structure to the west is approximately 415 feet from the proposed tower.

Conclusion of Law: Based on the above findings, the applicant has demonstrated there is no risk to the public health, safety, or welfare of adjacent property owners (MSB 17.67.090(A)(2)(a)).

(B) For all tall structures regulated under this chapter, adequate vehicle parking shall be provided on the subject property, outside of public use easements and rights-of-way, to enable emergency vehicle access.

(1) No more than two spaces per provider shall be required.

Findings of Fact:

1. According to the application material, the tower and facility will be used for structural support of up to four wireless providers.
2. According to the application material, eight parking spaces are provided at the proposed tower location.

Conclusion of Law: Based on the above finding, adequate vehicle parking has been provided (MSB 17.67.090(B)(1)).

(C) The following requirements apply to all new and existing telecommunication towers and wind energy conversion systems regulated under this chapter:

(1) The following signage shall be visibly posted at the equipment compound:

(a) informational signs for the purpose of identifying the tower such as the antenna structure registration number required by the Federal Communications Commission (FCC), as well as the party responsible for the operation and maintenance of the facility;

Findings of Fact:

1. According to the application material, signage will be posted identifying the tower's FCC registration number and the party responsible for the operation and maintenance.

Conclusion of Law: Based on the above finding, adequate signage has been provided (MSB 17.67.090(C)(1)(a)).

(b) if more than 220 volts are necessary for the operation of the facility, warning signs shall be located at the base of the facility and shall display in large, bold, high contrast letters the following: "HIGH VOLTAGE – DANGER"; and

Findings of Fact:

1. According to the application material, less than 220 volts are necessary for the facility's operation.

Conclusion of Law: Based on the above findings, a "HIGH VOLTAGE - DANGER" sign is not required to be displayed on the equipment compound (MSB 17.67.090(C)(1)(b)).

(c) a 24-hour emergency contact number.

Findings of Fact:

1. According to the application material, signage identifying the tower and the party responsible for the operation and maintenance will be posted.
2. According to the application material, a 24-hour contact number will be posted at the proposed tower location.

Conclusion of Law: Based on the above findings, a 24-hour emergency contact number has been provided (MSB 17.67.090(C)(1)(c)).

(2) A fence or wall not less than six feet in height with a secured gate shall be maintained around the base of the tower.

Findings of Fact:

1. According to the application material, the proposed tower will be located within a nine-foot-tall secured and fenced area.
2. According to the application material, the gate providing access to the facility will be secured by five combination locks.

Conclusion of Law: Based on the findings above, a fence not less than six feet in height with a secured gate, is being provided (MSB 17.67.090(C)(2)).

STAFF RECOMMENDATIONS

Staff recommends approval of the Administrative Permit to construct a 125-foot-tall lattice telecommunications tower on the subject parcel. This application meets all the applicable standards of MSB 17.67, and staff recommends approval of this request with the following conditions:

1. Prior to construction, the applicant shall provide the Borough with a drainage plan that demonstrates seasonal runoff from the proposed site will be contained on the subject property.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Administrative Permit shall be required before any change of the conditional use.
3. The operation shall comply with all federal, state, and local regulations.
4. Borough-authorized representatives shall be allowed to inspect the site and related records at reasonable times to monitor compliance with all permit conditions. Upon reasonable notice from the Borough, the permittee shall provide necessary assistance to facilitate authorized inspections (MSB 17.67.300(D)).
5. The tower's height may not be increased unless proper permits are obtained in accordance with MSB 17.67.
6. The equipment compound and telecommunications tower shall be removed at the owner's expense within 90 days after abandonment or termination of the permit in accordance with MSB 17.67.130(A)(1).

- **A flashing light at appropriate intersections.**
- **An acceleration lane for trucks wherever extensive heavy truck traffic would enter the Glenn Highway.**
- **Upgrading any sub-standard roads to withstand heavy truck traffic.**
- **Providing some sort of acoustic buffer between heavy industrial uses including extensive heavy truck traffic and residential areas.**
- **Limiting heavy industrial uses and extensive heavy truck traffic to certain hours of operation, where it conflicts with existing residential uses and quality of life.**

- **The Sutton community should be involved in identifying the need for, and scope of, work regarding mine reclamation efforts.**
- **All mining activities will take efforts to protect land, air, wildlife, and water quality, as well as the community's quality of life.**

TOWER STRUCTURES

Other industrial type land uses which have been a concern to Sutton residents include the controversial Sutton to Glennallen Intertie Project. The proposed route for this project was from the Glenn Highway north adjacent to Jonesville Road for 1.3 miles and then east by northeast up the Matanuska River Valley. The height of the proposed project was 55-100 feet. This project would have dramatically altered the pristine appearance of the valley and was heavily opposed by Matanuska Valley residents. The Borough regulates structures in excess of 100 feet. The Borough does not regulate transmission lines, cellular towers or other tower structures less than 100 feet in height. Although the project is not currently progressing and is no longer an imminent threat to the area, continued community concern over the proposal remains. The Special Land Use District regulations for Sutton, MSB 17.27.060, require a conditional use permit for construction of structures over 50 feet in the Sutton area.

Recommendation:

- **Proposals to construct major electrical transmission lines, radio, cellular towers and other manmade structures exceeding 50 feet in height or major electrical transmission lines, radio and cellular towers that are visible from the Glenn Highway or residentially developed areas must undergo a public review and must obtain a conditional use permit prior to construction.**
- **Develop facility standards that protect the land, air, wildlife and water quality of the area.**

- **Protect and enhance viewsheds.**
- **Protect residential neighborhoods and associate property values.**

JUNKYARDS, JUNK, AND TRASH

Junkyards are a land use which can have detrimental effect on an area. The Borough regulates commercial junkyards as conditional uses (MSB 17.27.60) and also regulates noncommercial accumulation of junk and trash that is visible from the public roads or which creates a public nuisance (MSB 8.50). These rules are effective Borough wide. Actually achieving removal of junk and trash violations can be problematic if the property owners refuse to clean the site up. Citations for violation may be issued and other legal action (such as requests for restraining orders and injunctions) may be taken, however the legal process takes months or years for court action.

Extensive storage of junk and trash can create groundwater and surface water contamination problems that threaten residential drinking water supplies and salmon streams. It is the opinion of the planning team that the outdoor storage of large quantities of junk and trash that is unsightly or creates a public nuisance and a public hazard should be regulated whether or not Borough-wide regulations are in place.

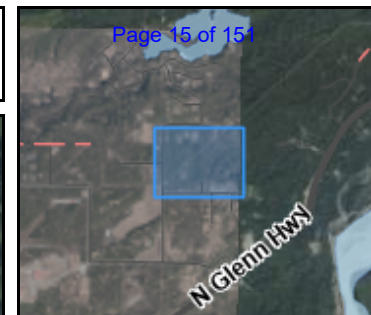
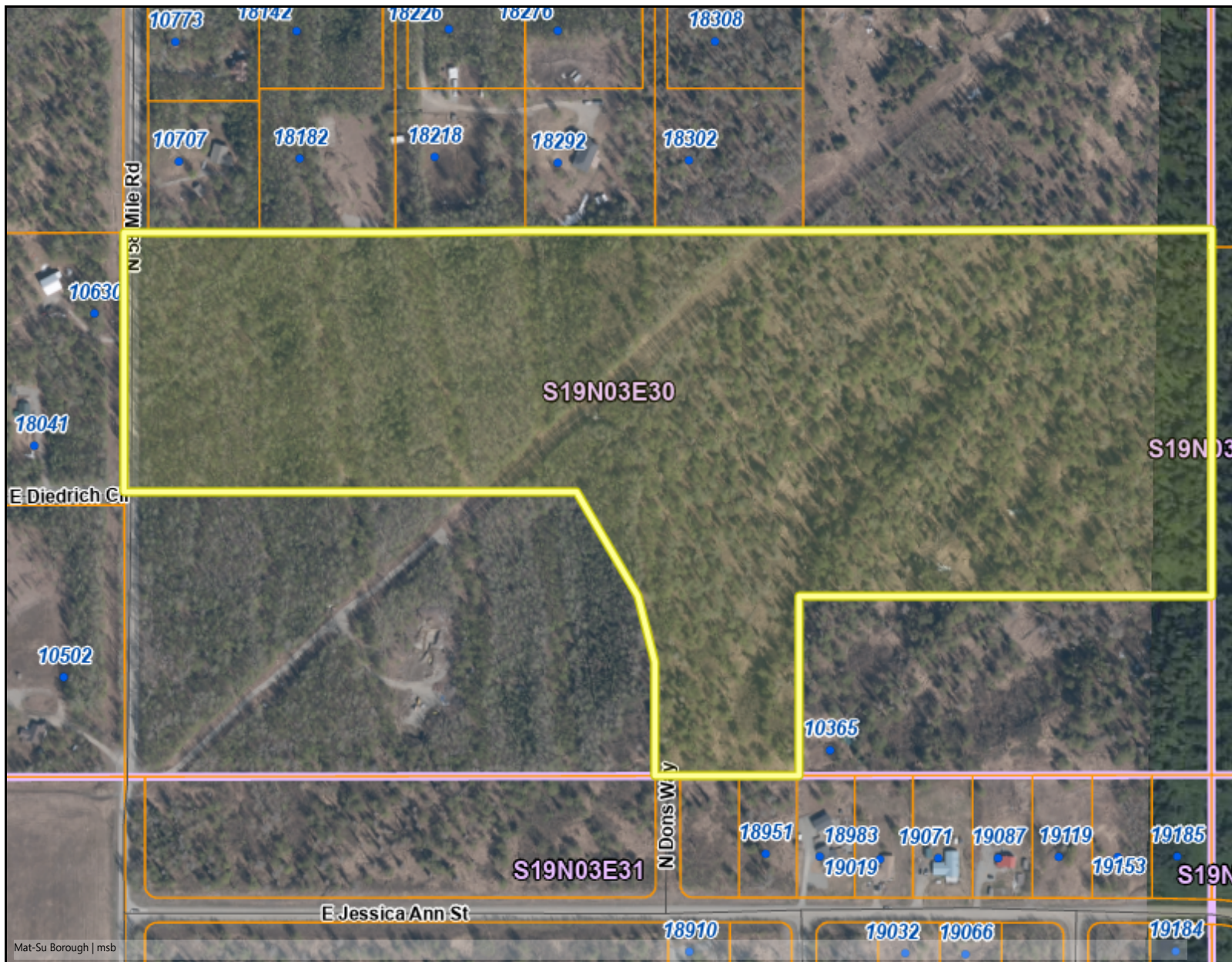
Recommendations:

- **Regulate storage of extensive quantities of junk and trash in order to prevent a public nuisance and health and safety problems.**
- **Protect and enhance natural resources including watershed, groundwater supplies and viewsheds.**
- **Protect residential neighborhoods and associate property values by encouraging the removal of junk and trash.**
- **Encourage coordination between the Borough, the National Guard and other entities to choose Sutton as an environmental community project.**
- **Encourage expansion of the free junk car removal program offered by the Borough.**
- **Offer conveniently located dumpsters for trash disposal.**
- **Offer convenient hours of operation for the community dump transfer station.**
- **Encourage low-cost Mat-Su Borough dump fees.**
- **Encourage a community recycling transfer site or service.**

MAPS



Matanuska-Susitna Borough



Legend

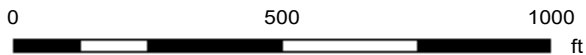
ParcelViewer

- Roads
 - Minor Road
- Mat-Su Borough Boundary
- Address Numbers
- Parcels
- Section Lines

1 : 9028



THIS MAP IS NOT TO BE USED FOR NAVIGATION



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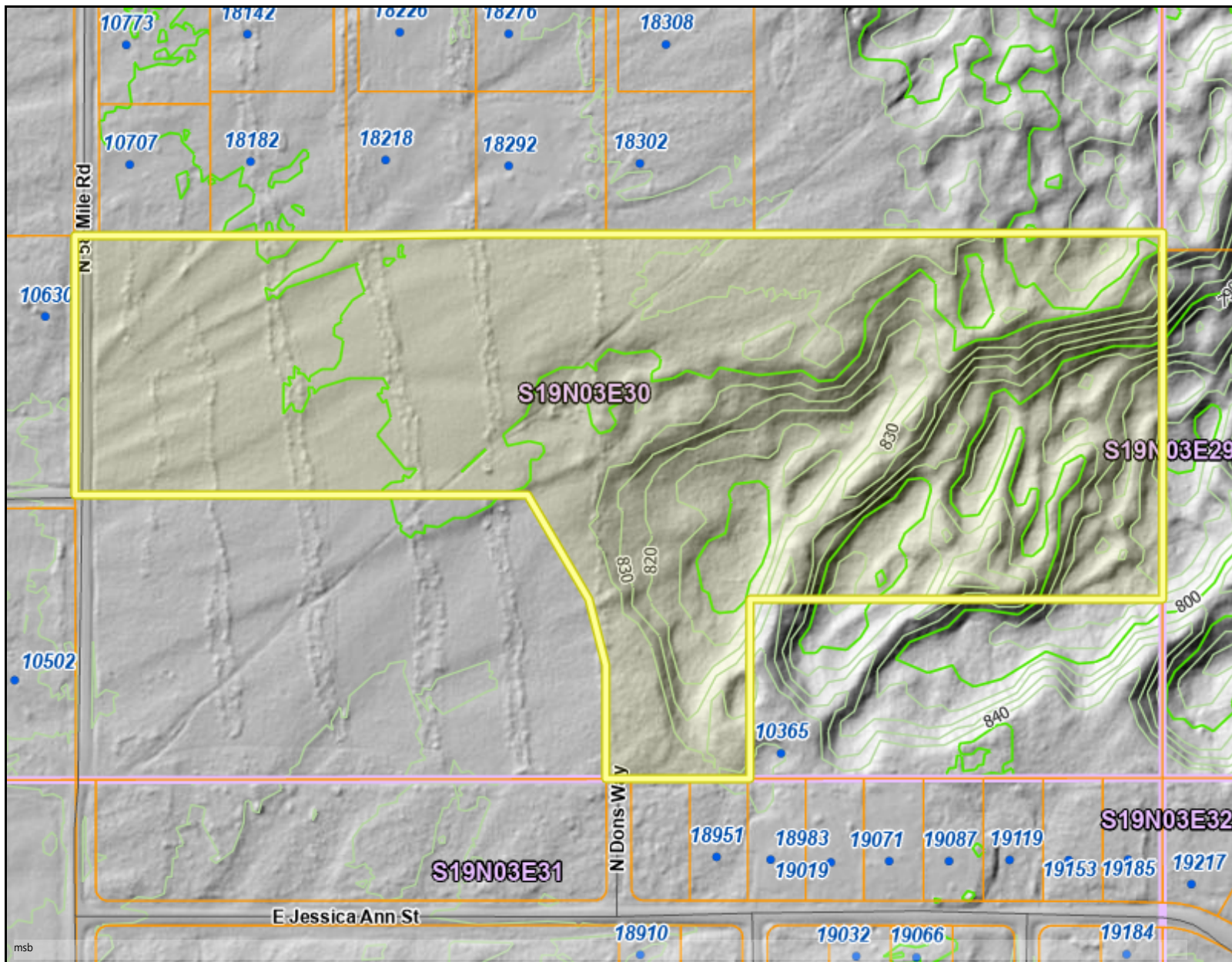
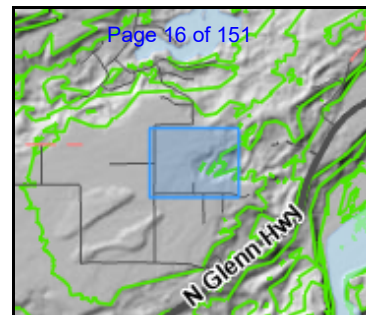
Date: 09/25/24

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Notes
2019 Bare Earth



Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

- Minor Road

Mat-Su Borough Boundary

- ▣

Address Numbers

-

Parcels

- ▭

Section Lines

- ▭

1 : 9028

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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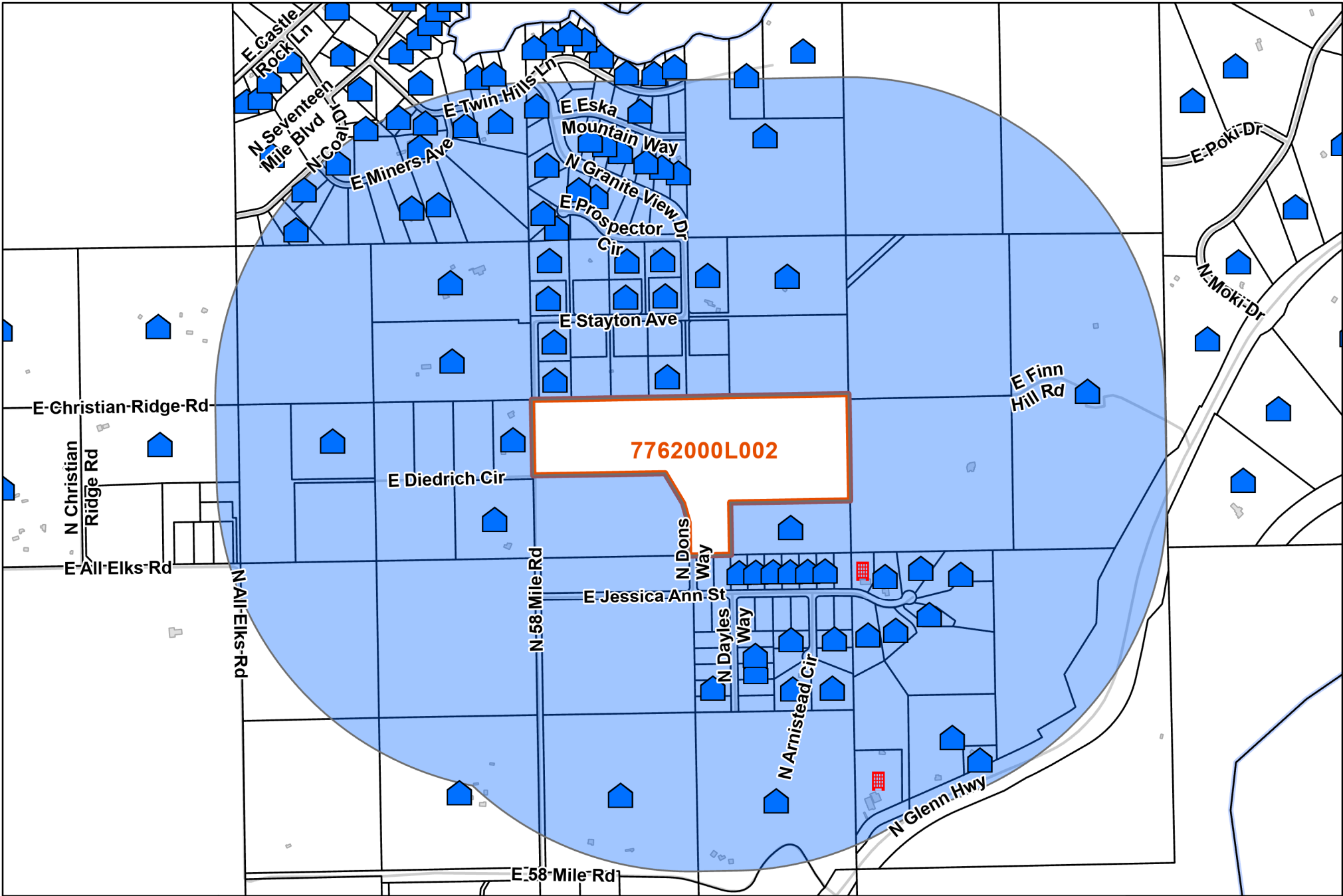
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Notes

2019 Hillshade and Contours



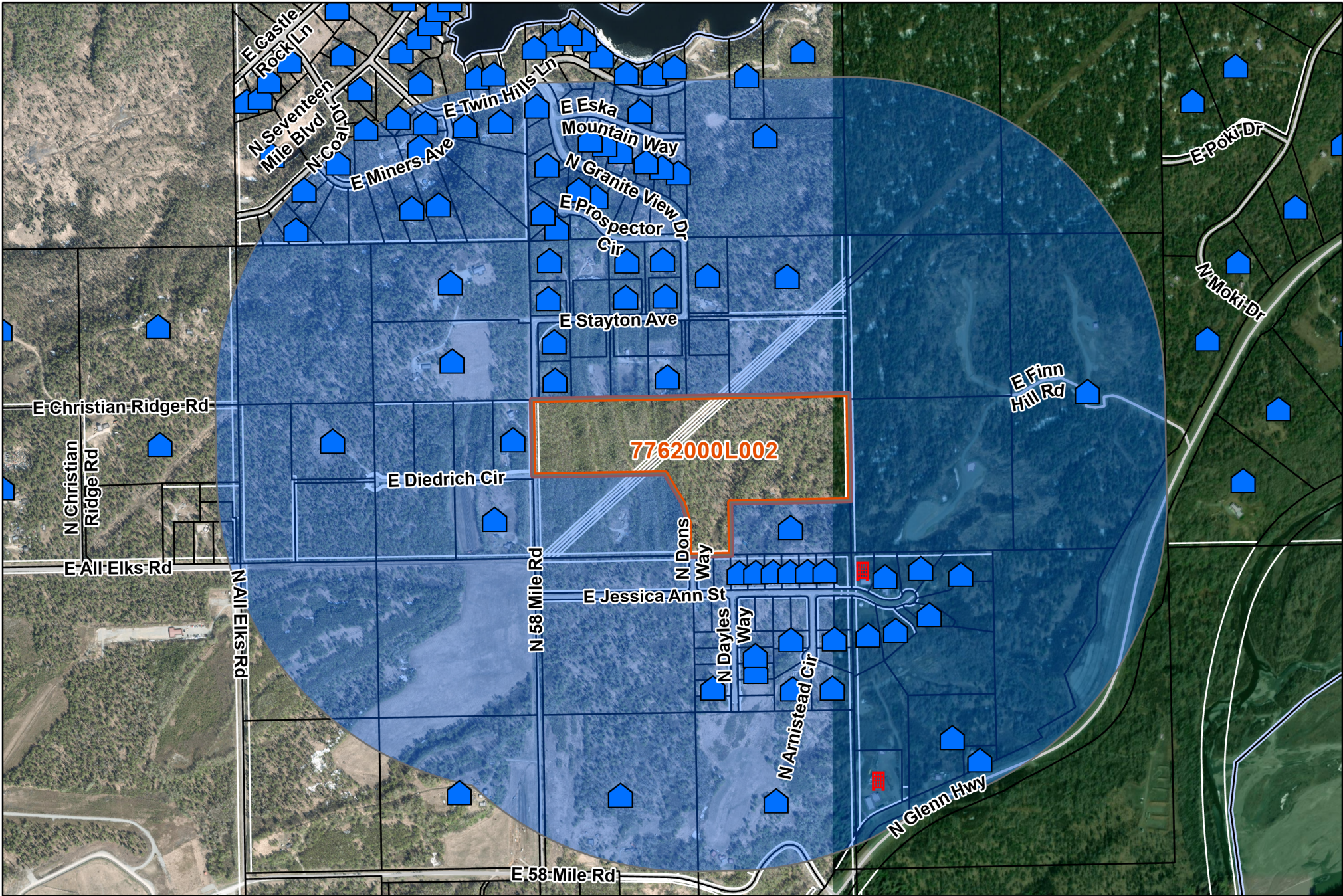
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Surrounding Land Use Map with 1/2 Mile Public Notice Buffer for 7762000L002

- Legend
- | | | | |
|--|------------------------------|--|------------------------|
| | Building Use | | Agricultural |
| | Government or School Grounds | | Recreational |
| | Religious | | Subject Parcel |
| | Residential | | Cadastral_Parcel |
| | Commercial | | Environment_Waterbod |
| | Industrial | | 1/2 Mile Public Notice |



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US Feet



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Map Produced by MSB IT/GIS Division: 9/30/2024

Surrounding Land Use Map with 1/2 Mile Public Notice Area Buffer for 7762000L002

- Legend
- | | | | |
|--|------------------------------|--|------------------------|
| | Building Use | | Agricultural |
| | Government or School Grounds | | Recreational |
| | Religious | | Subject Parcel |
| | Residential | | Cadastral_Parcel |
| | Commercial | | Environment_Waterbod |
| | Industrial | | 1/2 Mile Public Notice |



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US Feet

PUBLIC NOTICING



Matanuska-Susitna Borough

www.matsugov.us

MATANUSKA-SUSITNA BOROUGH NOTICE OF PUBLIC MEETINGS

All meetings of recognized boards, committees, and commissions of the Borough are open to the public and are held at Borough offices, 350 E. Dahlia Ave., Palmer, AK, unless specified otherwise. Three or more Assembly Members may be present at advertised public meetings of federal, state, and local governments or other entities. Meetings are scheduled as follows:

BOARD	DATE	TIME	LOCATION
Abbreviated Plat	09/11/24	8:30 am	Conference Room 110
Water and Wastewater Advisory Board—CANCELED	09/11/24	2:30 pm	Assembly Chambers
Bogard RSA No. 25 Board of Supervisors	09/11/24	5:00 pm	Teams ID: 235 237 236 954 Passcode: nffyx
Willow FSA No. 35 Board of Supervisors	09/12/24	6:00 pm	Willow, Station 12-6
Greater Talkeetna RSA No. 29 Board of Supervisors	09/12/24	6:30 pm	Zoom Meeting ID: 874 5165 3193 Passcode: 6PwPRy
Parks, Recreation, & Trails Advisory Board	09/16/24	6:00 pm	Lower Level Conference Room
Planning Commission (To Participate Telephonically Call 855-290-3803)	09/16/24	6:00 pm	Assembly Chambers
Animal Care and Regulation Board Case No. 24-03 Appeal The Level 4 Classification of Seren. Tracy Ducasse, Appellant.	09/17/24	9:00 am	Assembly Chambers
Waterbody Setback Advisory Board	09/17/24	5:00 pm	Lower Level Conference Room & Teams ID: 267 893 893 785 Passcode: e7tIRs
Abbreviated Plat	09/18/24	8:30 am	Assembly Chambers
Agriculture Advisory Board	09/18/24	4:30 pm	Lower Level Conference Room
Platting Board (To Participate Telephonically Call 855-290-3803)	09/19/24	1:00 pm	Assembly Chambers
Local Road Service Area Advisory Board (There May Be A Quorum Of Individual RSA Boards Present)	09/19/24	7:00 pm	West Lakes, Station 7-3 & Teams ID: 236 315 759 929 Passcode: brzjC
Transportation Advisory Board	09/20/24	11:00 am	Conference Room 203 & Teams ID: 244 388 588 195 Passcode: jRvtLX
Fairview RSA No. 14 Board of Supervisors	09/24/24	4:00 pm	Fairview Loop Baptist Church
Abbreviated Plat	09/25/24	8:30 am	Assembly Chambers

If you would like further information on any of these meetings or are interested in serving on any of the advisory boards, please call the Borough Clerk's Office at 907-861-8683, Monday through Friday, 8 a.m. to 5 p.m. The Borough's website address is: <https://www.matsugov.us/publicmeetings>

Disabled persons needing reasonable accommodation in order to participate at a Borough Board/Commission meeting should contact the Borough ADA Coordinator at 907-861-8432 at least one week in advance of the meeting.

The Community Council meetings scheduled are: (Community Councils are not agencies or subgroups of the Borough. There may be a quorum of Mat-Su Borough advisory boards in attendance at community council meetings.)

Gateway Community Council	09/11/24	6:00 pm	Extreme Fun Center's Sky Lounge & Zoom ID: 891 2154 8496 Passcode: 046319
Butte Community Council	09/11/24	7:00 pm	Butte Community Center
Chickaloon Community Council	09/11/24	7:00 pm	Chickaloon Community Center
Meadow Lakes Community Council (mlccak.org for Zoom link)	09/11/24	7:00 pm	Meadow Lakes Senior Center
Point MacKenzie Community Council Board	09/12/24	7:00 pm	Point MacKenzie Community Center
Knik-Fairview Community Council Board	09/18/24	6:30 pm	Settlers Bay Lounge
Trapper Creek Community Council (To Participate Telephonically call 907-373-2663 Participant Code: 991090)	09/19/24	6:30 pm	Trapper Creek Community Center
South Knik River Community Council	09/19/24	7:00 pm	South Knik River Community Building
North Lakes Community Council Road & Traffic Safety Committee	09/22/24	3:00 pm	Karma Kafe
Big Lake Community Council Board	09/24/24	6:00 pm	Big Lake Family Restaurant
Tanaina Community Council	09/24/24	7:00 pm	Sleepy Hollow Golf Course
Sutton Community Council	09/25/24	7:00 pm	Sutton Public Library & Zoom ID: 938 1463 4307 Passcode: 614331

Publish Date: September 11, 2024

0924-13

MATANUSKA-SUSITNA BOROUGH NOTICE OF VOTER REGISTRATION

The Matanuska-Susitna Borough will hold a regular election on **TUESDAY, NOVEMBER 5, 2024**. The deadline to register to vote in this election or update your voter registration is:

SUNDAY, OCTOBER 6, 2024

You can update or register to vote online or print a Voter Registration Application from the Alaska State Division of Elections at www.elections.alaska.gov, or you may register to vote at one of the following locations:

Alaska State Division of Elections
North Fork Professional Bldg. B, Suite 102
1700 E. Bogard Road
Wasilla, Alaska
907-373-8952

Matanuska-Susitna Borough
Clerk's Office
350 E. Dahlia Avenue
Palmer, Alaska
907-861-8683

Voter registration applications are also available at the City Clerk's Office in Houston, Palmer, and Wasilla. **Voter Qualifications.** A person may vote in a Borough election only if the person: is qualified to vote in State elections under AS 15.05.010; has been a resident of the Borough for 30 days immediately preceding the election; is registered to vote in State elections at a residence address within the Borough at least 30 days before the Borough election at which the person seeks to vote; and is not disqualified under Article V of the State Constitution.

Contact the Borough Clerk's Office at 907-861-8683, with questions or visit us online at <http://www.matsugov.us/elections>

Publish Date: September 11, 2024

0824-17

MATANUSKA-SUSITNA BOROUGH VOTE EARLY/ABSENTEE OR BY-MAIL

REGULAR ELECTION: TUESDAY, NOVEMBER 5, 2024

Interested Borough registered voters may apply for an absentee by-mail ballot by submitting a completed Absentee By-Mail Ballot Application to the Borough Clerk's Office, by the deadline: **Tuesday, October 29, 2024.**

Absentee By-Mail Ballot Applications are available online at www.matsugov.us/elections, from the Borough Clerk's Office located at 350 E. Dahlia Avenue in Palmer, or by calling 907-861-8683 to request an application. Applications must be submitted annually.

Early/Absentee In-Person voting will begin on **Monday, October 21, 2024**, and continue through **Monday, November 4, 2024** at the following locations and times:

- **Mat-Su Borough Building: 350 E. Dahlia Avenue, Palmer**
o Monday-Friday 8 a.m. - 5 p.m.
- **Division of Elections, Mat-Su Regional Office: 1700 E. Bogard Road, Building B, Suite 102, Wasilla**
o Monday-Friday 8 a.m. - 5 p.m., Saturdays 10 a.m. - 4 p.m., and Sundays 12 p.m. - 4 p.m.
- **Houston City Hall and Talkeetna and Trapper Creek Libraries**
o October 21 through November 4 - During Normal Business Hours

Voting Assistance

A Touch Screen Voting unit will be available at the Mat-Su Borough Building and at the Division of Elections, Mat-Su Regional Office 15 days prior to the election at the dates and times specified above. Touch screen voting is intended for the blind, disabled and voters with reading difficulties. The touch screen units allow disabled voters to vote unassisted with a magnified, high contrast and audio ballot.

For more information, please call the Borough Clerk's Office at 907-861-8683.

Publish Date: September 11, 2024

0724-05

-ABANDONED VEHICLES SUBJECT TO DISPOSAL-

The following abandoned vehicles are subject to disposal by the Matanuska-Susitna Borough's Solid Waste Division. The vehicles were tagged as abandoned in the Matanuska-Susitna Borough right-of-way at the listed locations. You have the right to appeal pursuant to MSB 10.12.090.

Impound#: 3138
Vehicle Description: Burnt White Dodge Stratus **LIC:** JWR473
VIN: 1B3AL46T96N228452

MSB ROW Location: W. Vienna Woods Access, Wasilla, Alaska
Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645
Impound#: EM001

Vehicle Description: 1991 Red Subaru Loyal **LIC:** CJM660
VIN: JF2AN52B8MD412247

MSB ROW Location: Sutton, Alaska
Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645
Impound#: EM002

Vehicle Description: 1990 Gray Subaru Loyal **LIC:** CYA191
VIN: 1F2AN5ABXLD411759

MSB ROW Location: Sutton, Alaska
Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645
Impound#: EM003

Vehicle Description: 1990 Silver Subaru Legacy **LIC:** DRU218
VIN: JF2BJ63CXLH936164

MSB ROW Location: Sutton, Alaska
Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645
Impound#: EM004

Vehicle Description: Red Chevrolet Caravan **LIC:** Not Available
VIN: Not Available
MSB ROW Location: Sutton, Alaska
Place of Impoundment: 1201 N 49th State St, Palmer, AK 99645

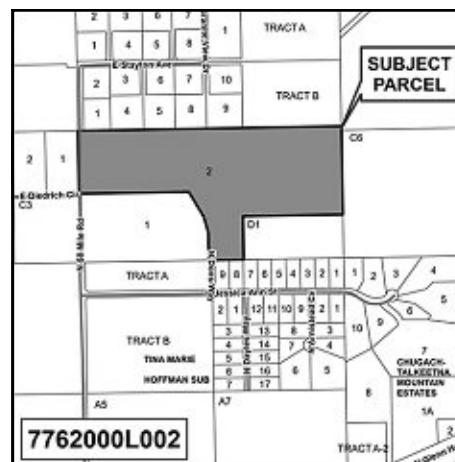
The vehicles will be disposed of by auction or auto wrecker on or after October 5th, 2024.



FOR MORE INFORMATION, call the MSB Solid Waste Division at (907) 861-7600.

Publish Date: September 11, 2024

0924-11



PUBLIC HEARING

Helmudt Strumpher, on behalf of Atlas Towers 1, applied for an Administrative Permit under MSB 17.67 - Tall Structures. The permit is for a 125-foot lattice telecommunications tower on Lot 2 of TKM AC Subdivision, Tax ID #7762000L002.

The Matanuska-Susitna Borough Planning Director will conduct a public hearing concerning the application on **Thursday, October 3, 2024**, at 9:00 a.m. in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Planning Director, and you are invited to attend.

Application materials may be viewed online at www.matsugov.us by clicking on "All Public Notices & Announcements." For additional information, you may contact Rick Benedict, Current Planner, by phone: 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

The public may provide verbal testimony at the meeting or telephonically by calling 1-855-290-3803. To be eligible to file an appeal from a decision of the Planning Director, a person must be designated an interested party. See MSB 15.39.010 for the definition of an interested party. The procedures governing appeals to the Board of Adjustment and Appeals are contained in MSB 15.39.010-250, which is available on the Borough home page: www.matsugov.us, in the Borough Clerk's office, and at various libraries within the borough.

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Publish Date: September 11, 2024

0924-10



Edna DeVries, Mayor
(907) 861-8682 - Work
(907) 795-8133 - Cell
Edna.DeVries@matsugov.us

Tim Hale, #1
(907) 590-8243
TimHaleDistrict1@gmail.com

Stephanie Nowers, #2
(907) 831-6299
StephanieNowersDistrict2@gmail.com

Dee McKee, #3
(907) 373-3630
Dee.McKee@matsugov.us

Vacant, #4

Bill Gamble, #5
(907) 232-0103
Bill.Gamble@matsugov.us

Dmitri Fonov, #6
(907) 861-8546
fonov@matsugov.us

Ron Bernier, #7
(907) 354-7877
Ron.Bernier@matsugov.us

From: [Rick Benedict](#)
To: [Rick Benedict](#)
Bcc: [DEC Agency Reviews](#); "[msb.hpc@gmail.com](#)"; "[mearow@matanuska.com](#)"; "[row@mtasolutions.com](#)"; "[row@enstarnaturalgas.com](#)"; "[GCI ROW](#)"; [Tom Adams](#); [Jamie Taylor](#); [Brad Sworts](#); [Charlyn Spannagel](#); [Alex Strawn](#); [Jason Ortiz](#); [Corinne Lindfors](#); [Permit Center](#); [Peggy Horton](#); [Fred Wagner](#); [Planning](#); [John Aschenbrenner](#); [Daniel Dahms](#); [Tammy Simmons](#); [Lesley Norris](#); "[Imb@matsugov.us](#)"; [Michelle Olsen](#); "[Tyler Hylton](#)"; [ben.white@alaska.gov](#); [Huling, Kristina N \(DOT\)](#); [colton.percy@alaska.gov](#); [Brian Davis](#); [Katrina Kline](#); "[sarah.myers@alaska.gov](#)"; [usswcd@mtaonline.net](#); [regpagemaster@usace.army.mil](#); [MSB Farmers](#); [Sutton Library](#); [suttoncommunitycouncil@gmail.com](#); [satoridayspa@gmail.com](#); [jeremiahhix@gmail.com](#); [chblt@juno.com](#); [ctspitzer@gmail.com](#); [ggn4043@gmail.com](#); [mebertels@gmail.com](#); [buzby.frank@gmail.com](#); [buzbys@hotmail.com](#); [jeremiahhix@gmail.com](#); [bewinnestaffer@chickaloon-nsn.gov](#); [veeak49@mtaonline.net](#); [TimHaleDistrict1@gmail.com](#); [ben.white@alaska.gov](#); [Huling, Kristina N \(DOT\)](#); [dylan.blankenship@alaska.gov](#); [dnr.scro@alaska.gov](#); [judy.bittner@alaska.gov](#); [Planning](#)
Subject: Request for Review and Comments: MSB 17.67 – Tall Structures
Date: Tuesday, September 10, 2024 10:18:00 AM

APPLICANT: Helmundt Strumpher, for Atlas Towers 1

LOCATION: Lot 2 of TKM AC Subdivision, Tax ID #7762000L002

An application for an Administrative Permit under MSB 17.67 – Tall Structures. The Planning Director will conduct a public hearing on this request on October 3, 2024.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements.' A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Notice - Administrative Permit under MSB 17.67—Tall Structures \(matsugov.us\)](#)

Comments are due on or before **September 27, 2024**, and will be included in the Planning Director's packet for review and information. Please be advised that comments received after that date will not be included in the staff report to the Planning Director. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.



Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the PostalOne!® Transaction Number here: _____



Number of Identical Weight Pieces 117	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound 45
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Total Number of Pounds 216.8.302	Total Postage Paid for Mailpieces \$80.73	Fee Paid 12.50
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Mailed For Permits	Mailed By I. Fodge
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Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

	OWNER_1	MAILING_ADDRESS	MAILING_ADDRESS	CITY	ST	ZIP
1	ALASKA STATE OF		2200 E 42ND AVE	ANCHORAGE	AK	99508
2	ALLEN DAVID & JENNIFER R		PO BOX 261	SUTTON	AK	99674
3	BABCOCK JOHNATHAN J		5404 NORTH STAR ST	ANCHORAGE	AK	99518-1044
4	BAILEY JON & KRISTIE FAM TR		PO BOX 264	SUTTON	AK	99674
5	BAXTER JOSEPH M		PO BOX 341	SUTTON	AK	99674-0341
6	BELL FRANK T II & SEINA		19333 E JESSICA ANN ST	PALMER	AK	99645-5014
7	BELL ZACHARY M & REBEKAH E		PO BOX 386	SUTTON	AK	99674-0386
8	BERNSTINE MICHAEL J & LISA M		17865 E MINERS AVE	SUTTON	AK	99674-8021
9	BIAS KELLY & KAY		39706 W 120TH ST	RICHMOND	MO	64085
10	BIBAOCO MICHELLE	STE 3 PMB 659	1150 S COLONY WAY	PALMER	AK	99645
11	BLYDENBURGH JESSICA LYNN		4250 N CHIGNAKI POND CIR	WASILLA	AK	99623-1110
12	BOYER DENNIS A		5500 E REVOLUTIONARY WAY	WASILLA	AK	99654
13	BOYLE JOESPH & CHERYL L		PO BOX 148	SUTTON	AK	99674-0148
14	BRAUND THOMAS E		PO BOX 124	SUTTON	AK	99674-0124
15	BRUNER MARK C & ANN M		1210 W 11TH AVE	ANCHORAGE	AK	99501
16	BUSBY-SMITH MATTHEW DOVE		19071 E JESSICA ANN ST	PALMER	AK	99645-5014
17	BUZZELL TERRY & REBECCA		3921 ROBIN ST	ANCHORAGE	AK	99504
18	CANNIFF DUSTIN PHILLIPS & RICE CHERYL LYNN		PO BOX 197	SUTTON	AK	99674
19	CHICKALOON MOOSE CRK NV A		PO BOX 875046	WASILLA	AK	99687-5046
20	CLARK TIMOTHY JOHN & HARRY JULIA		PO BOX 72	PALMER	AK	99645
21	COLLINS MARC S		PO BOX 417	SUTTON	AK	99674
22	COOK INLET REGION INC		PO BOX 93330	ANCHORAGE	AK	99509-3330
23	COSTLEY GEO W & FREIDA R		PO BOX 163	SUTTON	AK	99674-0163
24	COSTLEY GEORGE W JR & BRANDIS M		PO BOX 68	SUTTON	AK	99674
25	COSTLEY JEREMIAH L		PO BOX 208	SUTTON	AK	99674-0208
26	CREED JOHN & ANDREWS SUSAN		4771 SPORTSMAN DR	ANCHORAGE	AK	99502
27	CRUM CONSTANCE E		8471 BROOKRIDGE DR	ANCHORAGE	AK	99504-4197
28	DAILEY CLARK & NANCY		PO BOX 529	SUTTON	AK	99674-0529
29	DAVIDSON DAVID R		PO BOX 450	SUTTON	AK	99674-0450
30	DAVIS JOHN W	UNIT 105	2110 E 56TH AVE	ANCHORAGE	AK	99507
31	DEAN WILLIAM S		26681 N GLENN HWY	SUTTON	AK	99674
32	DEMAREST DAVID M		17675 E MINERS AVE	PALMER	AK	99645-5005
33	DOUGLAS KEITH THOMAS REED & HELLMAN SARAH N		17861 E TWIN HILLS LN	PALMER	AK	99645-5008
34	FARRIS MICHAEL J & MARCY J & GIELOW CHUCK		2305 RIDGEMONT DR	ANCHORAGE	AK	99507
35	FENDER CHARLES & NICOLE		PO BOX 388	SUTTON	AK	99674-0388

36	GALLAGHER BRIAN & NAPIER BRIANNE		3057 DOIL DR	ANCHORAGE	AK	99507
37	GALLARDO JANET		PO BOX 2491	PALMER	AK	99645-2491
38	GUAY GERALD A & GUAY JOSHUA		6551 ROCKRIDGE DR	ANCHORAGE	AK	99516
39	GUAY GERALD ARTHUR & GUAY GREGORY ALEXANDER		6551 ROCKRIDGE DR	ANCHORAGE	AK	99516
40	HALL KATHRYN J		PO BOX 870758	WASILLA	AK	99687-0758
41	HARRY JULIA B & LULIE M		PO BOX 72	PALMER	AK	99645-0072
42	HAUPTMAN ANNA		PO BOX 467	SUTTON	AK	99674
43	HAUPTMAN ILIANNA R & STJEPANOVIC ILIJA		1230 W AUKLET AVE	PALMER	AK	99645-6807
44	HEADLEY KEVIN J & SHARON K		18295 E TWIN HILLS LN	PALMER	AK	99645
45	HENRY MARK A		PO BOX 69	WALTON	IN	46994
46	HIGGINS JAMES M & PATRICE C		240 CENTER CT	ANCHORAGE	AK	99518-1621
47	HILL JUSTIN D		19119 E JESSICA ANN ST	PALMER	AK	99645
48	HINTERLEITNER ROBERT L		17816 E TWIN HILLS LN	SUTTON	AK	99674-8023
49	HIX JEREMIAH & KATRINA E		18067 E STAYTON AVE	PALMER	AK	99645
50	HOFFMAN GREG P		PO BOX 328	SUTTON	AK	99674-0328
51	HOKE JASON ANDREW		19217 E JESSICA ANN ST	SUTTON	AK	99674-5014
52	HOMOLA JEFFREY & KATHERINE		5885 N YALE CT	PALMER	AK	99645
53	HOUSE CHARLES D & WOODWORTH-HOUSE SONYA S		PO BOX 271	PALMER	AK	99645-0271
54	HOWELL REES		839 S DIMOND ST	PALMER	AK	99645
55	HUDDLESTON JAMES D & JAMIE M		PO BOX 506	SUTTON	AK	99674-0506
56	HUNT TITUS O & SANDY O		11155 N COAL DR	SUTTON	AK	99674
57	HURD RICK A		PO BOX 491	SUTTON	AK	99674-0491
58	JACKSON BERNARD H		1830 BELLEVUE LOOP	ANCHORAGE	AK	99515
59	JACKSON EDW	SP 10	2060 NEWPORT BLVD	COSTA MESA	CA	92627
60	JENKINS JEREMY & TAMARA		36 BRIAR RIDGE RD	MILTON	NH	03851
61	JOHNDRO MICHAEL & KARA		21848 E KNIK RIVER RD	PALMER	AK	99645
62	KINGDOM AIR CORPS INC		39911 N GLENN HWY	PALMER	AK	99674
63	MACKIE JOHN A & MARCIA G FAMILY TR		865 W 450 N	OREM	UT	84057-3601
64	MAGUIRE JOHN & BRITTNEY		PO BOX 312	PALMER	AK	99645
65	MARTINEZ TOMOKO OGATA		3820 DELWOOD PL	ANCHORAGE	AK	99504
66	MATANUSKA ELECTRIC ASSN		PO BOX 2929	PALMER	AK	99645-2929
67	MEIER ERIC A & TINA M	UNIT 202	500 M ST	ANCHORAGE	AK	99501
68	MILLER DARIAN JOHN		18109 E STAYTON AVE	PALMER	AK	99645
69	MILLER STACEY & LINDA		4657 E PYRITE CIR	WASILLA	AK	99654
70	MOORE CREIGHTON H JR & PA		PO BOX 337	SUTTON	AK	99674-0337
71	MOORE JOSEPH L		PO BOX 670161	CHUGIAK	AK	99567-0161

72	NAVROT NANCY L/E YANNIKOS KENNY		PO BOX 594	PALMER	AK	99674
73	NELSON KATERINA		PO BOX 163	SUTTON	AK	99674
74	NIKITIN ALEXANDER & ELENA		3008 VIOLA LN	MONROE	NC	28110
75	O'REAR ROBERT C		4302 E 236TH ST	CICERO	IN	46034-9788
76	PATTERSON NATHAN		925 E MULCHATNA DR	WASILLA	AK	99654
77	PEKKALA WAYNE F & CYNTHIA M		PO BOX 395	SUTTON	AK	99674-0395
78	PESTER RONALD LEN & TIFFANY ANN		PO BOX 190	SUTTON	AK	99674
79	PFEIFFER AMY		19475 CALICO RD	BEND	OR	97702
80	PICKARD TIM		PO BOX 152	SUTTON	AK	99674-0152
81	PIETI NATHAN		10707 N 58 MILE RD	SUTTON	AK	99674
82	PISCHKE RICHARD P & HEIDE-ROSE		PO BOX 182	SUTTON	AK	99674
83	PORTLAND AK PROPERTIES LLC		PO BOX 659	SPRINGFIELD	OR	97477-0659
84	RANDOLPH MARK ALEXANDER		PO BOX 879176	WASILLA	AK	99687-9176
85	RIGEL CHRISTOPHER		682 N YAKIMA ST	WASILLA	AK	99654
86	ROBINSON CYNTHIA C & VOLPE PATRICIA		PO BOX 312	SUTTON	AK	99674-0312
87	ROY ALEXANDER H		PO BOX 34	SUTTON	AK	99674-0034
88	ROY TERESA		PO BOX 34	SUTTON	AK	99674-0034
89	RUSSELL CAMERON & LEANN		19019 E JESSICA ANN ST	PALMER	AK	99645-5014
90	SANDERS RICHARD C & C R		PO BOX 126	SUTTON	AK	99674-0126
91	SANDOR LORI & SANDOR PETER PAUL III	STE B PMB 315	2521 E MTN VILLAGE DR	WASILLA	AK	99654-7332
92	SCHOBER SETH L & SCHOBER KELSEY L	% RICHARD & SHAF	PO BOX 195	SUTTON	AK	99674
93	SELK LINDA R SURVIVOR'S TRUST		2811 GILLIAM CIR	ANCHORAGE	AK	99517-2410
94	SKITT JARED & CARISSA		PO BOX 367	SUTTON	AK	99674
95	SMITH BONNIE FAYE EST		PO BOX 408	SUTTON	AK	99674-0408
96	SMITH BRANT P & HEATHER		10431 N CHRISTIAN RIDGE R	PALMER	AK	99645
97	SPARROW NATHAN & JOY		2750 HUFFMAN RD	ANCHORAGE	AK	99516
98	SPRINGVLOED ARNOLD & BARBER CHARLENE		PO BOX 4713	PALMER	AK	99645
99	STJEPANOVIC ILIJA & HAUPTMAN ANNA		PO BOX 467	SUTTON	AK	99674
100	SULLIVAN IRREVOCABLE TR & SULLIVAN JO-ANNE M TRE		56A OAK RIDGE DR	RIVER FALLS	WI	54022
101	SUMMERLIN KYLE B & RACHEL S		PO BOX 495	SUTTON	AK	99674
102	SUTTON STORAGE LLC	STE 205	821 N ST	ANCHORAGE	AK	99501
103	THOMAS ANDREW J & THOMAS CAROLYN P		1220 BELAIR CIR	ROSEVILLE	MN	55113-1882
104	THOMAS PAUL EDWARD		PO BOX 15127	SAN LUIS OBISPO	CA	93406-5127
105	VAN SIEGMAN CHRISTOPHER & VAN SIEGMAN TRACY		PO BOX 3662	PALMER	AK	99645-3662
106	VANCE KEVIN EARL & KUNAYAK DILLON CHARLES		PO BOX 408	SUTTON	AK	99674-0408
107	VREM KELLY L & LINDA M		PO BOX 54	SUTTON	AK	99674-0054

108	WALLACE DONALD F	PO BOX 544	PALMER	AK	99645
109	WALLACE STEPHEN K LIVING TR	528 PRINCE ST	OAKLAND	CA	94610
110	WAMBACH CARL F	PO BOX 262	SUTTON	AK	99674-0262
111	WANDLER KENNETH J & ROBERTS-WANDLER ANNE L	25532 W QUAILS NEST LN	WITTMAN	AZ	85361-8574
112	WATKINS BRADLEY W & MADISEN N	PO BOX 318	SUTTON	AK	99674-0318
113	WEBSTER DAVID W & DONNA L TRES	8266 W HOLLYWOOD RD	WASILLA	AK	99623
114	WESTBROOK PATRICIA	PO BOX 3715	PALMER	AK	99645
115	YANNIKOS KENNETH & STUDIE BILLY DAN'L JR	PO BOX 152	DAYTON	NV	89403-0152
116	ZASTROW JAMES A & LUISA D	6472 N FARM LOOP	PALMER	AK	99645-8179
117	Sutton Community Council	PO Box 344	Sutton	AK	99674

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

«NAME»
«ADDRESS_1»
«ADDRESS_2»
«ADDRESS_3»

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Application materials may be viewed online at www.matsugov.us by clicking “All Public Notices & Announcements.” For additional information, you may contact Rick Benedict, Current Planner, by phone: 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

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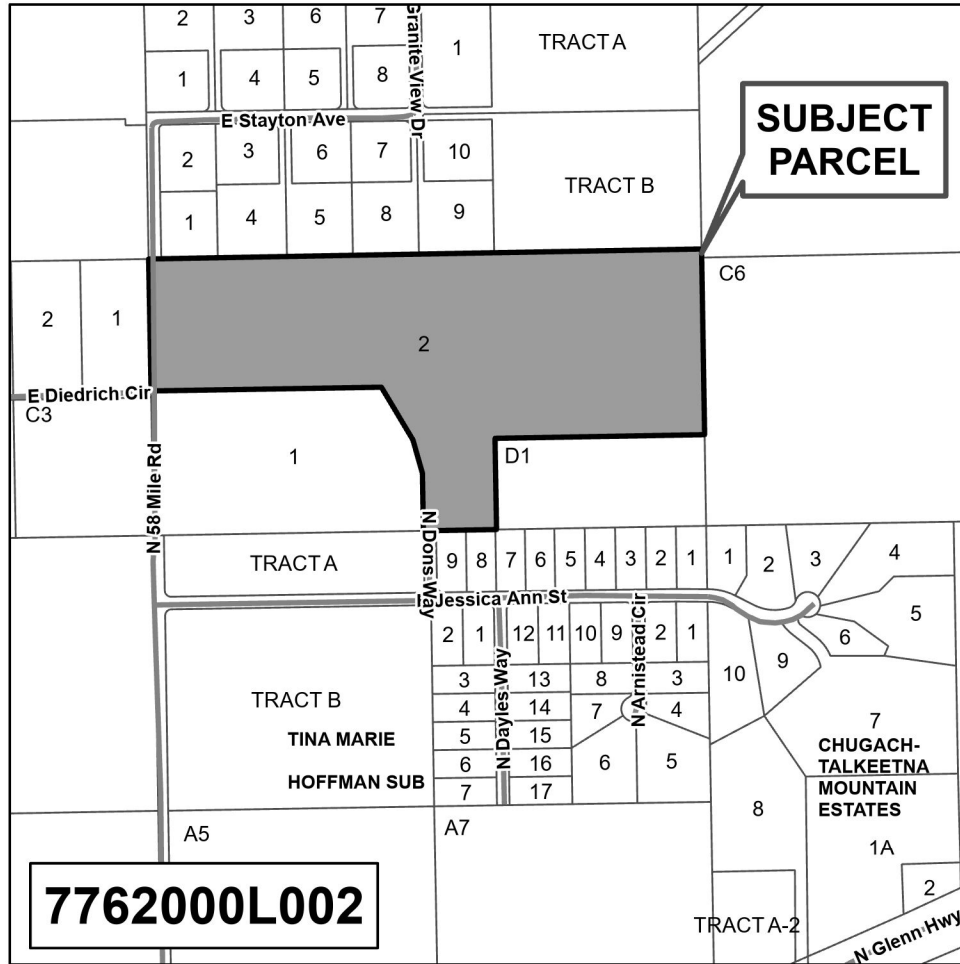
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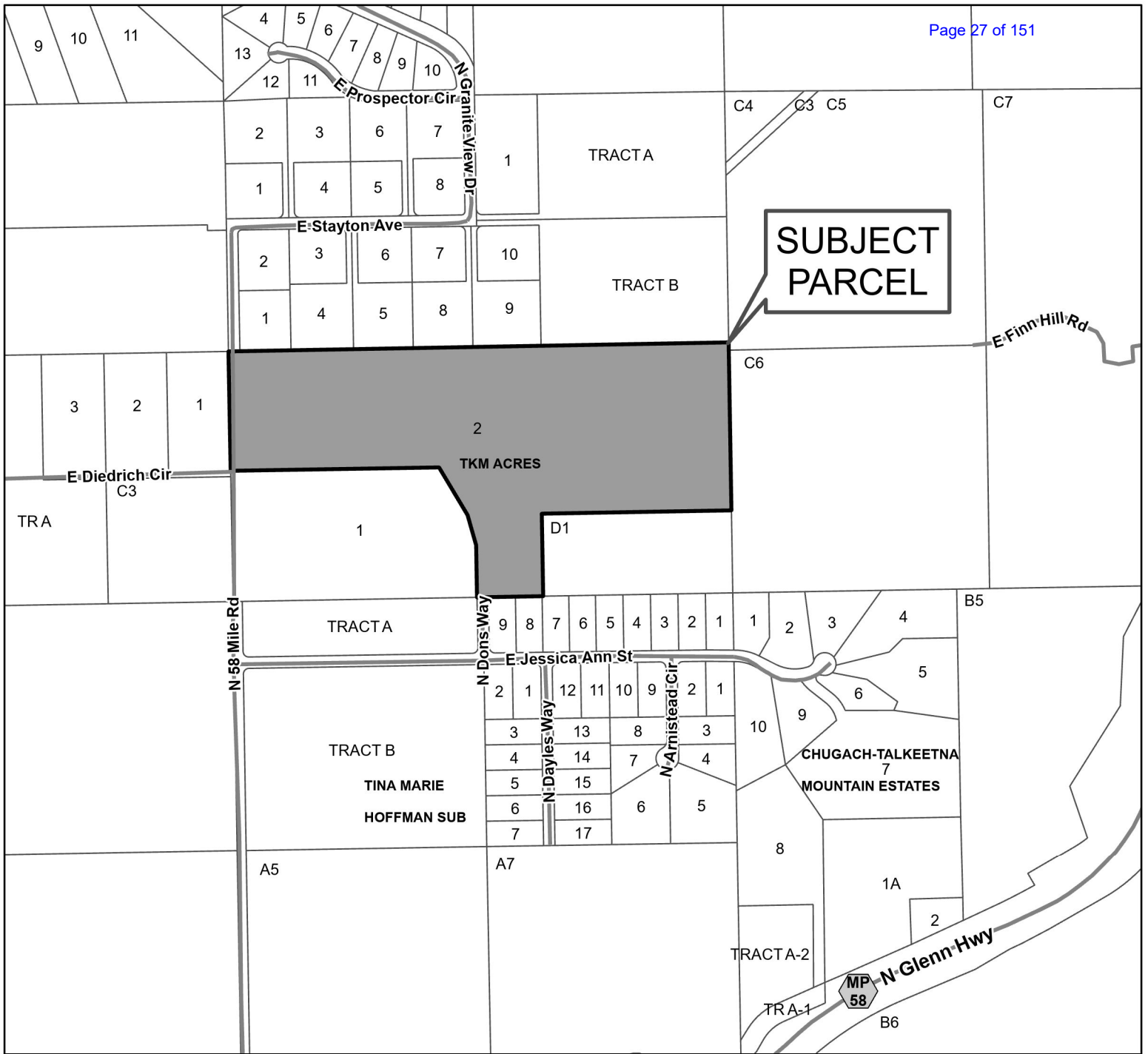
Name: _____ **Mailing Address:** _____

Location/Legal Description of your property: _____

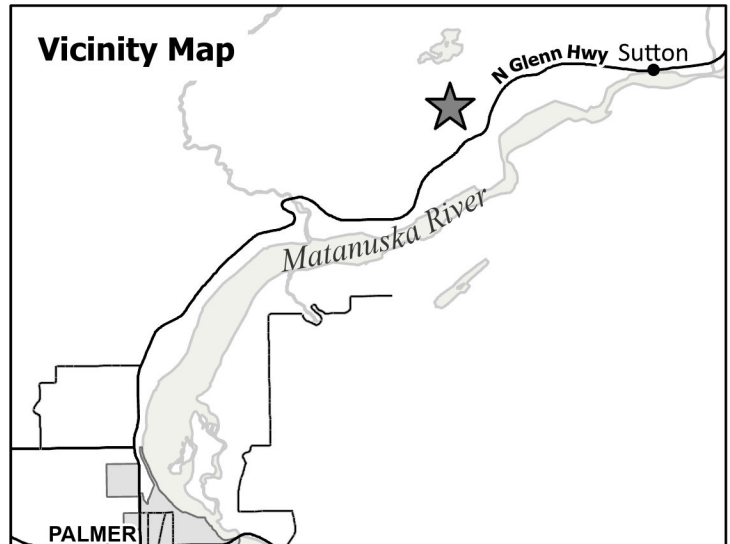
Comments: _____

Note: Vicinity Map Located on Reverse Side





7762000L002

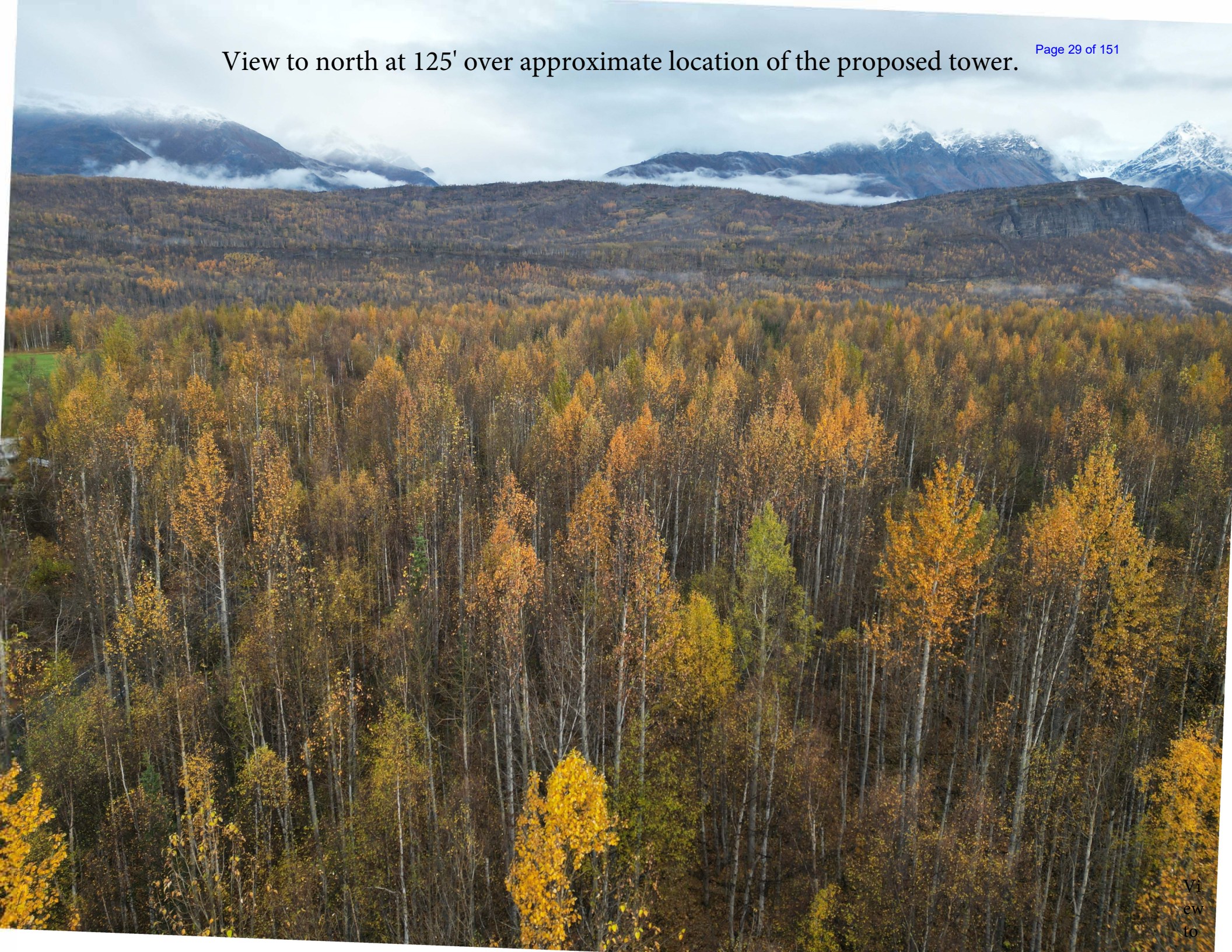


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Site Visit Photos (9-26-2024)

View to north at 125' over approximate location of the proposed tower.



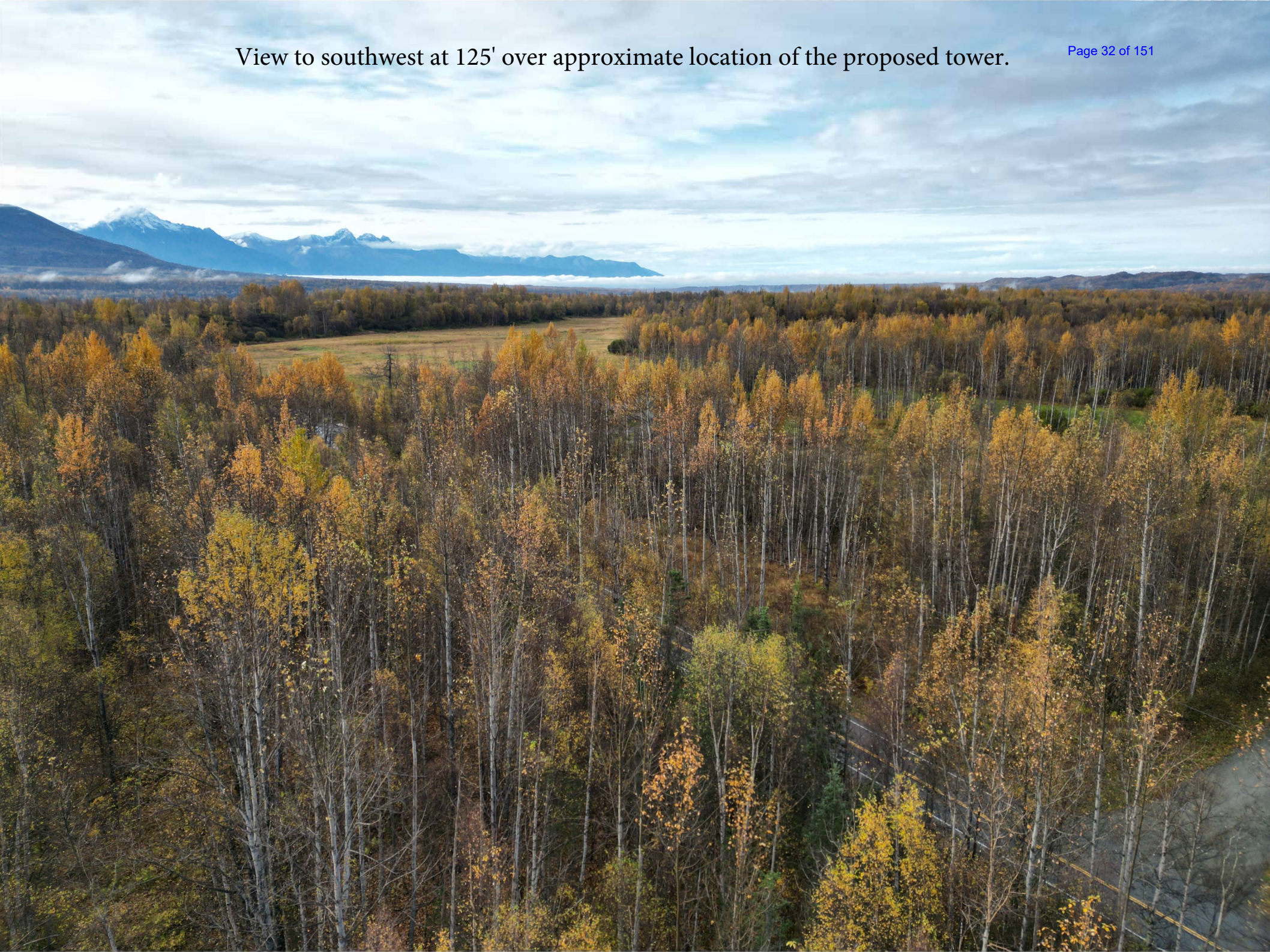
View to northwest at 125' over approximate location of the proposed tower.



View to west at 125' over approximate location of the proposed tower.



View to southwest at 125' over approximate location of the proposed tower.



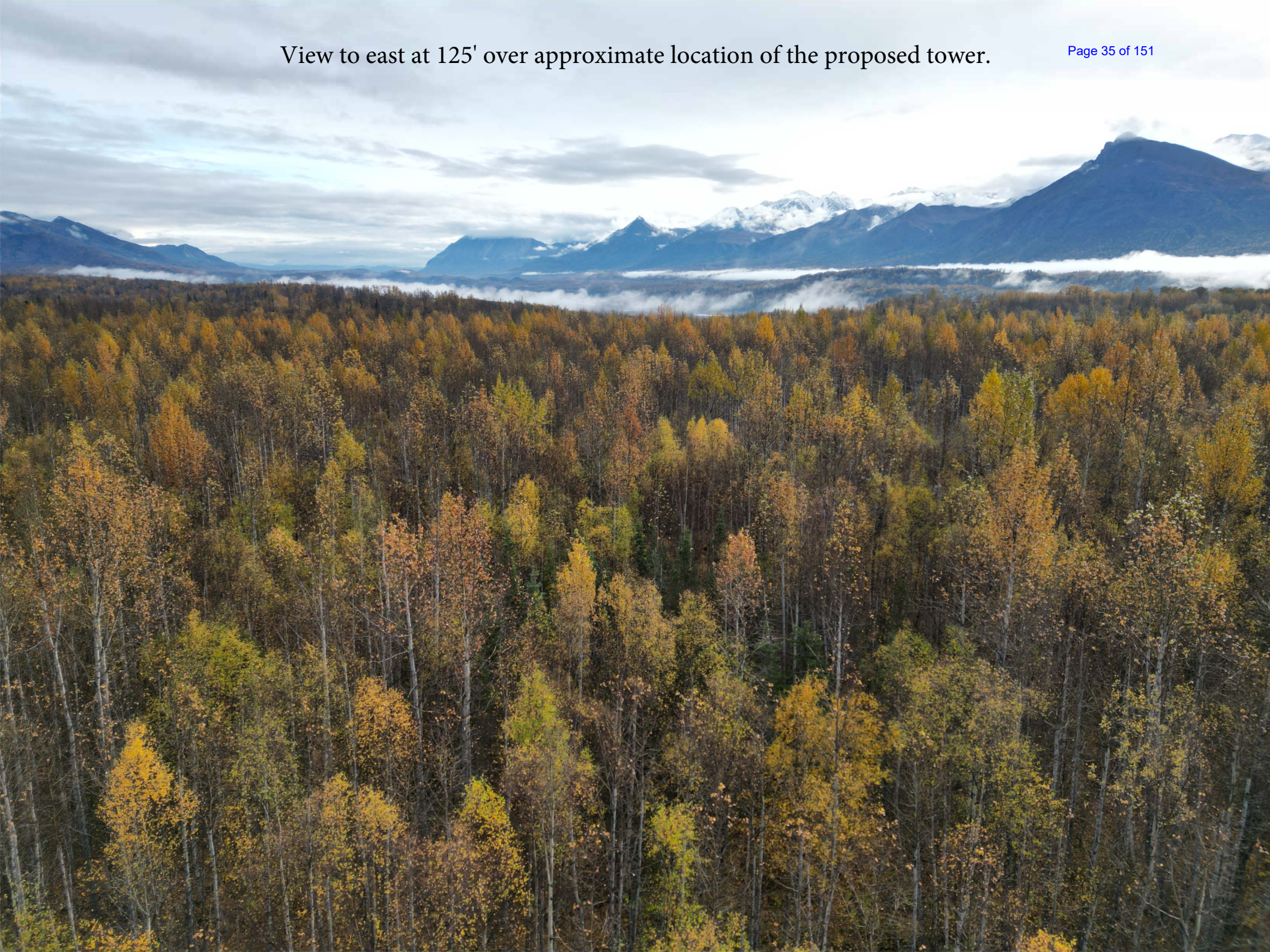
View to south at 125' over approximate location of the proposed tower.



View to southeast at 125' over approximate location of the proposed tower.



View to east at 125' over approximate location of the proposed tower.



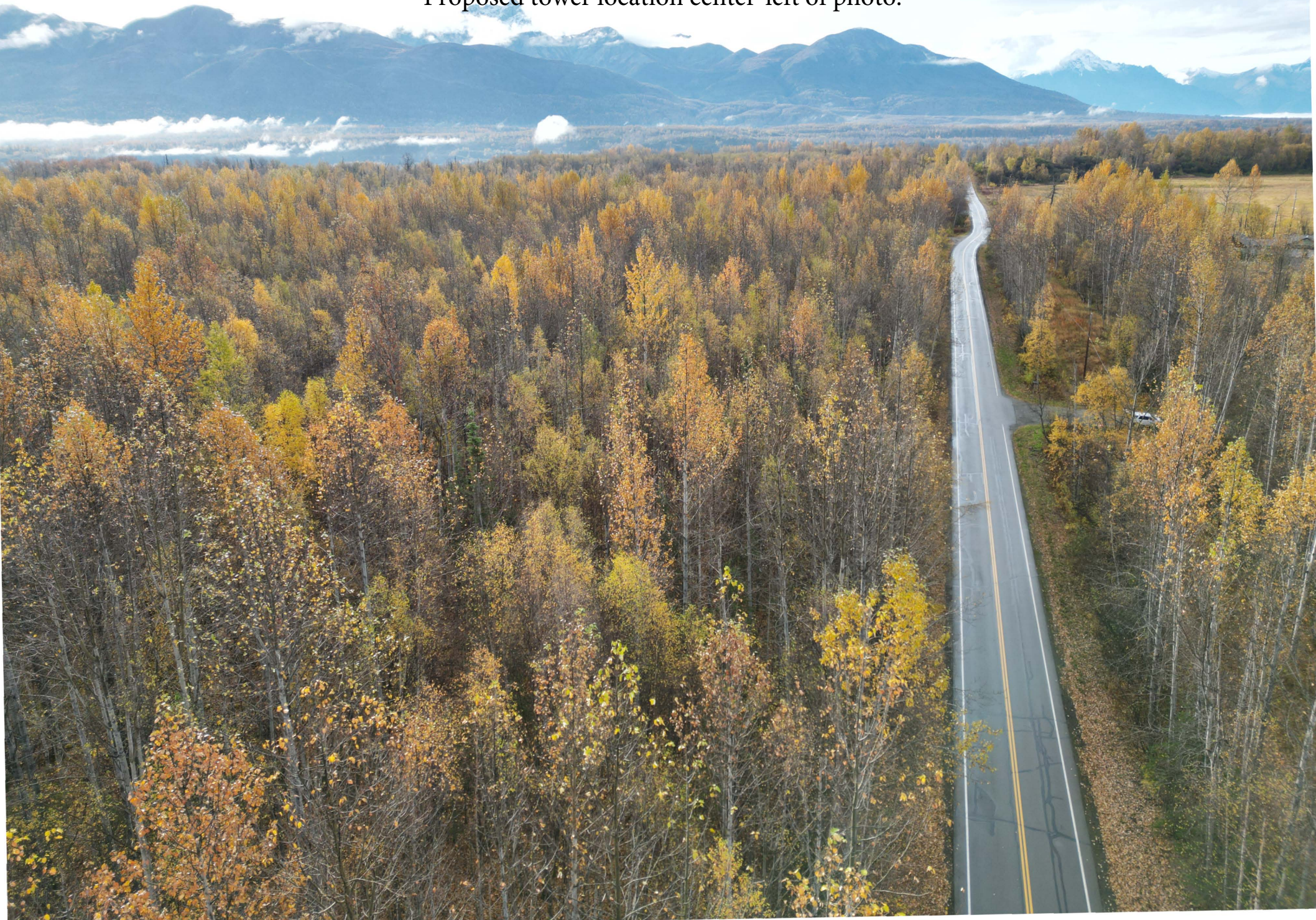
View to northeast at 125' over approximate location of the proposed tower.



View to north at 125' over North 58 Mile Road. Proposed driveway location center of photo to right of roadway.
Proposed tower location center-right of photo.



View to south at 125' over North 58 Mile Road. Proposed driveway location center of photo to left of roadway.
Proposed tower location center-left of photo.



View to northeast at 125' over East Diedrich Circle. North 58 Mile Road bottom of photo running left to right.
Proposed driveway and tower location center of photo.





Proposed driveway location center of photo. Permit for construction of driveway issued by ADOT.

SITE PLAN

SITE NAME: SUTTON
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 125' SELF SUPPORT TOWER
SITE ADDRESS: UNASSIGNED ADDRESS MILE 58 RD SUTTON, AK 99645
AREA OF CONSTRUCTION: 9,155± SQ. FT. (L.O.D.A)
JURISDICTION: MATANUSKA SUSITNA BOROUGH
ZONING: UNKNOWN
PARCEL #: 7762000L002

ATLAS TOWER



SITE NAME:
SUTTON

**MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)**

PLANS PREPARED BY:



4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 61° 42' 09.793129" (NAD '83) *
LONGITUDE W 148° 58' 54.024660" (NAD '83) *
GROUND ELEVATION 843.29' (NAVD '88) *

* INFORMATION PROVIDED IN A SURVEY PERFORMED BY FARPOINT LAND SERVICES, LLC DATED APRIL 14, 2024.

SITE COORDINATES



LOCATION MAP

TAKE AVIATION AVE TO S CLAPP ST/S MACK DR, HEAD NORTHWEST ON CROSSWIND CT TOWARD AVIATION AVE, TURN RIGHT ONTO AVIATION AVE TAKE AK-3 S, E BOGARD RD, FISHHOOK-WILLOW RD/N PALMER-FISHHOOK RD AND AK-1 N TO MILE 58 RD IN SUTTON-ALPINE, TURN LEFT ONTO S CLAPP ST/S MACK DR, TURN RIGHT ONTO AK-3 S TURN LEFT ONTO N CRUSEY ST, CONTINUE STRAIGHT TO STAY ON N CRUSEY ST, TURN RIGHT ONTO E BOGARD RD AT THE ROUNDABOUT, TAKE THE 1ST EXIT AND STAY ON E BOGARD RD AT THE ROUNDABOUT, TAKE THE 3RD EXIT CONTINUE ONTO N TRUNK RD TURN RIGHT ONTO FISHHOOK-WILLOW RD/N PALMER-FISHHOOK RD, TURN LEFT ONTO AK-1 N DRIVE TO MILE 58 RD, TURN LEFT ONTO MILE 58 RD (SIGNS FOR PALMER CORRECTIONAL CTR) TURN RIGHT TO STAY ON MILE 58 RD DESTINATION WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
 (800) 662-4111
EMERGENCY:
 CALL 911

**Know what's below.
 Call before you dig.**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2015 EDITION)	4. NATIONAL ELECTRIC CODE (2014 EDITION)
2. INTERNATIONAL CODE COUNCIL	5. LOCAL BUILDING CODE
3. CBC/TIA-222-G	6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED SELF SUPPORT TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

- FACILITY DESIGNED IN ACCORDANCE WITH MATANUSKA-SUSITNA BOROUGH REGULATIONS.
- THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
- TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

SITE CONSTRUCTION MANAGER:
 NAME: WIBLUE, INC.
 CONTACT: COREY BONNER
 PHONE: (986) 206-7071

SITE APPLICANT:
 NAME: WIBLUE, INC
 ADDRESS: 2500 30TH STREET, SUITE 304
 CITY, STATE, ZIP: BOULDER, CO 80301
 CONTACT: SANDRA LAYTON
 PHONE: (801) 732-0624

ORIGINAL SURVEYOR:
 NAME: FARPOINT LAND SERVICES, LLC
 ADDRESS: 1131 E 76TH AVE, SUITE 101
 CITY, STATE, ZIP: ANCHORAGE, AK 99518
 PHONE: (907) 522-7770

CIVIL ENGINEER:
 NAME: TEP OPCO, LLC
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: ANDREW HALDANE, P.E.
 PHONE: (919) 661-6351

UTILITIES:
 POWER COMPANY: T.B.D.
 ADDRESS: UNKNOWN
 METER # NEAR SITE: UNKNOWN
 T.B.D.

ELECTRICAL ENGINEER:
 NAME: TEP OPCO, LLC
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: ANDREW HALDANE, P.E.
 PHONE: (919) 661-6351

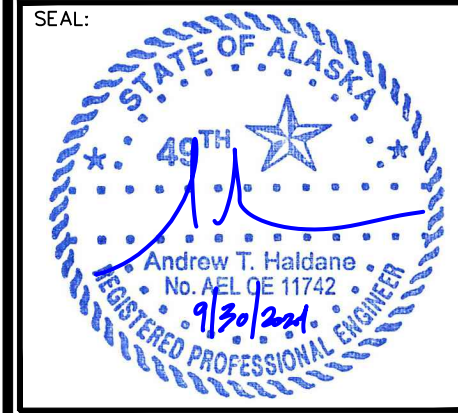
PROPERTY OWNER:
 NAME: CHARLES HOUSE & SONYA WOODWORTH-HOUSE
 ADDRESS: PO BOX 271
 CITY, STATE, ZIP: PALMER, AK 99645-0271

FACILITY OWNER:
 NAME: ATLAS TOWER 1, LLC
 ADDRESS: 2500 30TH STREET, SUITE 304
 CITY, STATE, ZIP: BOULDER, CO 80301

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	GENERAL NOTES	0
C1	AREA PLAN	2
C2	SITE PLAN	0
C3	COMPOUND DETAIL	0
C4	TOWER ELEVATION	0
C5	FENCE DETAILS	0
C6	SOIL & EROSION CONTROL PLAN	2
C6A	SILT FENCE DETAILS	0
C7	DRIVEWAY DETAILS	0
C8	SIGNAGE DETAILS	0
E1	ELECTRICAL NOTES	0
E2	POWER PLAN & ONE-LINE DIAGRAM	0
E3	SERVICE RACK DETAILS	0
E4	GROUNDING PLAN & DETAILS	0
E5	GROUNDING DETAILS	0
E6	TOWER FOUNDATION GROUNDING DETAILS	0

REV	DATE	ISSUED FOR:
2	09-30-24	CONSTRUCTION
1	08-29-24	CONSTRUCTION
0	07-11-24	CONSTRUCTION

DRAWN BY: MKB CHECKED BY: NMC



SEAL:

RECEIVED
 By Current Planner at 3:05 pm, Sep 30, 2024

SHEET NUMBER: **T-1** REVISION: **2**
 TEP #: 338102.423058

INDEX OF SHEETS

TEP is a family of companies licensed to provide different services in different jurisdictions. Depending on the jurisdiction, professional engineering and land surveying services are provided by TEP OpCo LLC, a Delaware limited liability company. TEP Engineering, PLLC, a North Carolina professional limited liability company, or M&H Engineering, PLLC, a New York professional limited liability company. General contractor services are provided by TEPDB OpCo LLC, a Delaware limited liability company. We acquire the requisite licenses in each state. Additional information can be obtained from the company.

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS 1, LLC, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF ALASKA.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-H. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
 - B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

RECEIVED
By Current Planner at 3:05 pm, Sep 30, 2024

PROJECT INFORMATION:

SUTTON

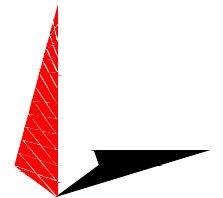
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

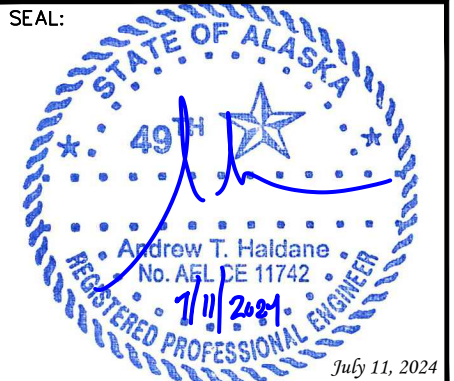
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



O	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: ARB

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: N-1	REVISION: 0 TEP#:338102.423058
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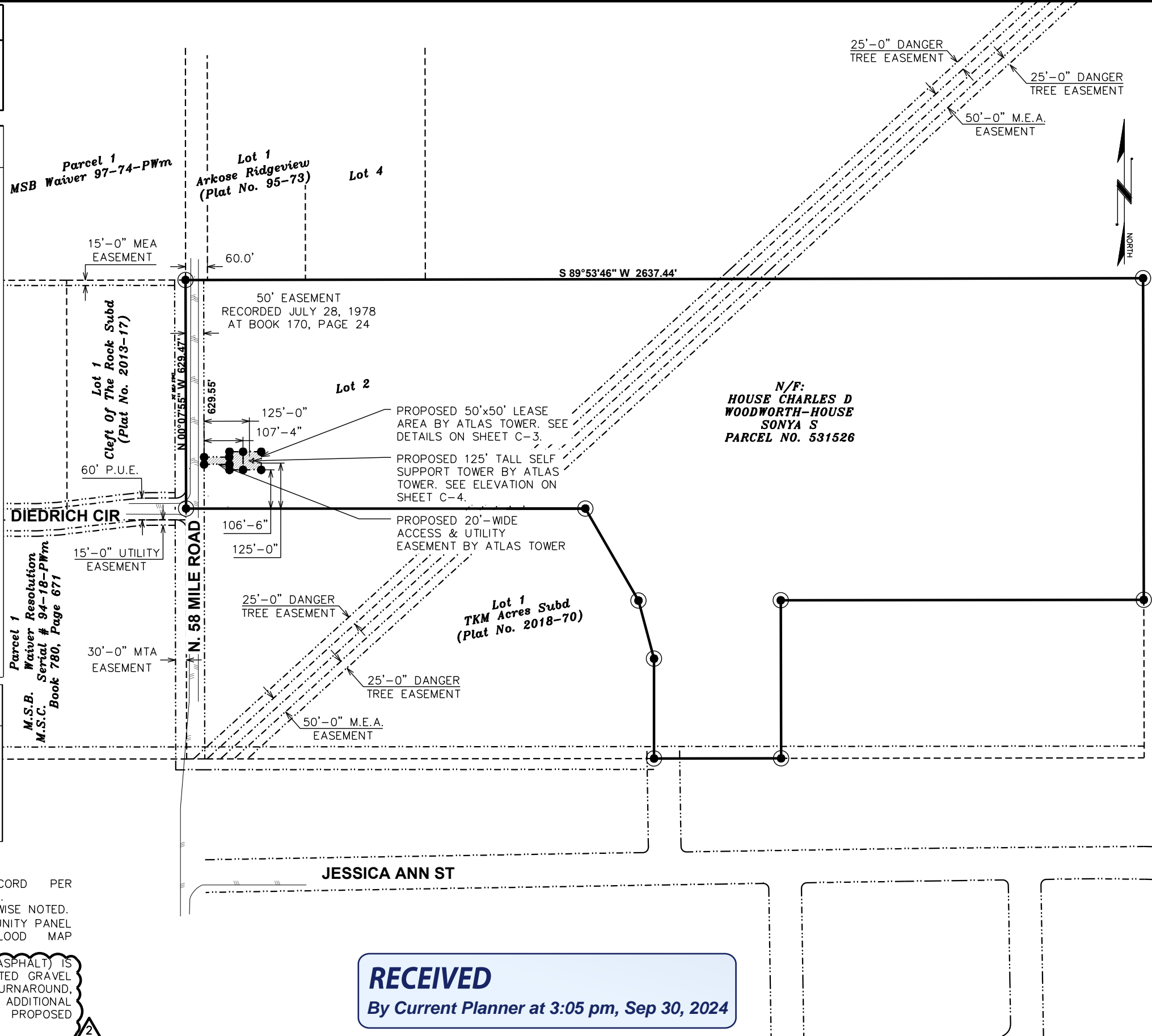
SITE COORDINATES	
LATITUDE:	N 61° 42' 09.793129" (NAD '83)
LONGITUDE:	W 148° 58' 54.024660" (NAD '83)
GROUND ELEVATION:	843.29'± (AMSL NAVD '88)

LEGEND	
	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPERTY CORNER
	EASEMENT/LEASE CORNER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. TELCO PEDESTAL
	EXIST. METER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED FIBER
	GAS LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

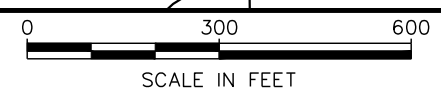
TOWER SETBACKS		
PROPERTY LINE	REQUIRED	PROPOSED
NORTH	125'-0"	491'-9"±
EAST	125'-0"	2450'-10"±
SOUTH	125'-0"	125'-0"±
WEST	125'-0"	175'-0"±

- NOTES:**
- BEARINGS AND DISTANCES ARE RECORD PER REFERENCED PLAT UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 - THE TOWER IS LOCATED IN ZONE "X" COMMUNITY PANEL FLOODPLAIN ACCORDING TO FEMA FLOOD MAP 0200218925C, DATED MAY 1, 1985.
 - NO IMPERVIOUS AREA (I.E. PAVEMENT OR ASPHALT) IS PROPOSED IN THE PRESENT PLAN. COMPACTED GRAVEL WILL BE USED FOR THE ACCESS DRIVE, TURNAROUND, AND COMPOUND AREAS. AS SUCH, NO ADDITIONAL RUNOFF WILL BE CREATED BY THE PROPOSED DEVELOPMENT.

AREA PLAN
SCALE: 1" = 300'



RECEIVED
By Current Planner at 3:05 pm, Sep 30, 2024



PROJECT INFORMATION:
SUTTON
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:
TEP
4700 DAHLIA STREET
DENVER, CO 80216
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www.tepgroup.net



REV	DATE	ISSUED FOR:
2	09-30-24	CONSTRUCTION
1	08-29-24	CONSTRUCTION
0	07-11-24	CONSTRUCTION

DRAWN BY: MKB | CHECKED BY: NMC

SHEET TITLE:
AREA PLAN

SHEET NUMBER:	REVISION:
C-1	2

TEP#: 338102.423058

LEGEND

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ⊙ PROPERTY CORNER
- EASEMENT/LEASE CORNER
- ☑ EXIST. TRANSFORMER
- ⊕ EXIST. UTILITY POLE
- ☼ EXIST. LIGHT POLE
- Ⓜ EXIST. TELCO PEDESTAL
- Ⓜ EXIST. METER
- - -4650-- EXIST. CONTOUR LINE
- ▨ EDGE OF PAVEMENT
- - -OHW-- OVERHEAD WIRE
- - -F-- BURIED FIBER
- - -G-- GAS LINE
- - -R/W-- RIGHT-OF-WAY
- X — FENCE
- ⌋ EXISTING TREE LINE

Lot 1
Cleft Of The Rock Subd
(Plat No. 2013-17)

N/F:
HOUSE CHARLES D
WOODWORTH-HOUSE
SONYA S
PARCEL NO. 531526



N. 58 MILE ROAD

N. 58 MILE ROAD

DIEDRICH CIR

50' EASEMENT
RECORDED JULY 28, 1978
AT BOOK 170, PAGE 24

PROPOSED PARKING
SPACES & TURNAROUND
BY ATLAS TOWER

PROPOSED CULVERT
BY ATLAS TOWER. SEE
DETAIL ON SHEET C-7.

PROPOSED 14'-WIDE
GRAVEL ACCESS DRIVE
BY ATLAS TOWER. SEE
DETAILS ON SHEET C-7.

PROPOSED 20'-WIDE ACCESS &
UTILITY EASEMENT BY ATLAS TOWER

PROPOSED PARKING
SPACES & TURNAROUND
BY ATLAS TOWER

PROPOSED VEGETATION
CLEARING LINE

PROPOSED 50'x50' LEASE
AREA BY ATLAS TOWER. SEE
DETAILS ON SHEET C-3.

PROPOSED 125' TALL SELF
SUPPORT TOWER BY ATLAS
TOWER. SEE ELEVATION ON
SHEET C-4.

60' P.U.E.

15'-0" UTILITY
EASEMENT

30'-0" MTA
EASEMENT

125'-0"

107'-4"

106'-6"

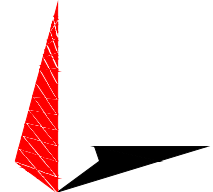
125'-0"

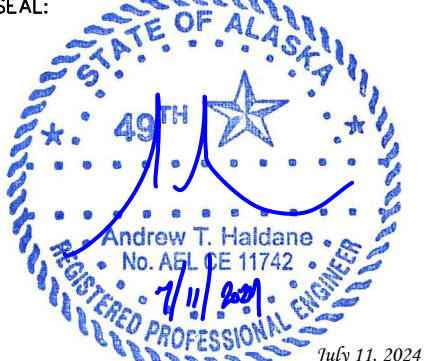
Parcel 1
M.S.B. Waiver Resolution
M.S.C. Serial # 94-18-PWm
Book 780, Page 671

RECEIVED
By Current Planner at 3:05 pm, Sep 30, 2024

PROJECT INFORMATION:
SUTTON
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
2500 30TH ST, SUITE 304
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TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
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www.tepgroup.net

SEAL:

Andrew T. Haldane
No. A5L CE 11742
7/11/2024
July 11, 2024

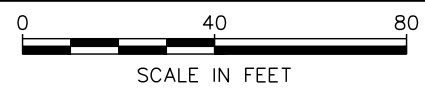
0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: MKB CHECKED BY: NMC

SHEET TITLE:
SITE PLAN

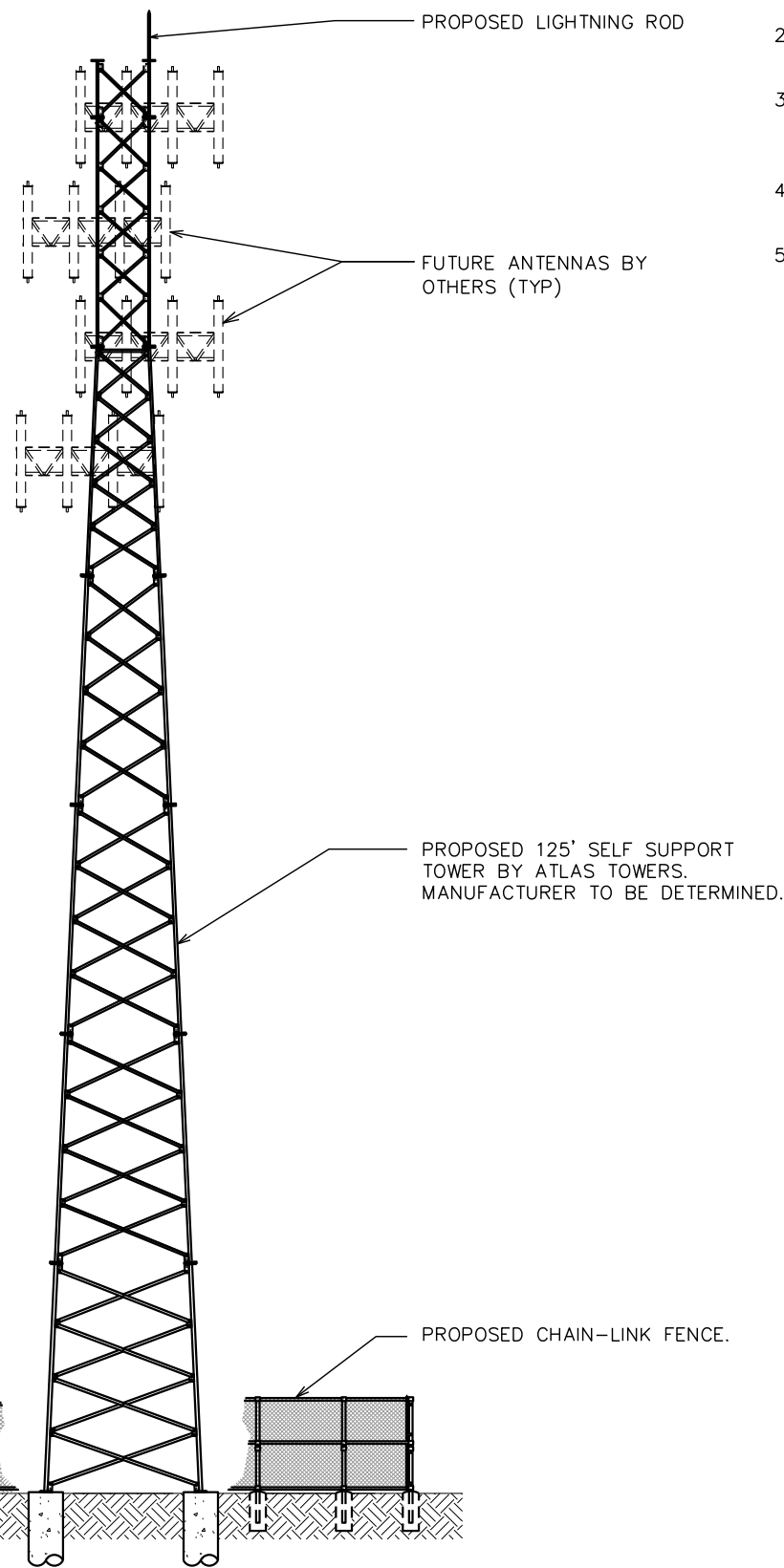
SHEET NUMBER: **C-2** REVISION: **0**
TEP#: 338102.423058

SITE PLAN
SCALE: 1" = 40'



- 129'-0"±
T/LIGHTNING ROD
- 125'-0"±
T/TOWER
- 120'-0"±
CL/ GCI ANTENNAS
- 110'-0"±
CL/ FUTURE ANTENNAS
- 100'-0"±
CL/ FUTURE ANTENNAS
- 90'-0"±
CL/ FUTURE ANTENNAS

0'-0" (REF)
T/ GRADE



NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED UP WAVEGUIDE LADDER. (PROVIDED BY TOWER MANUFACTURER)
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:

SUTTON

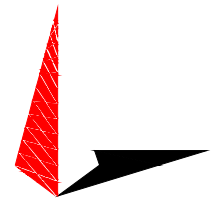
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

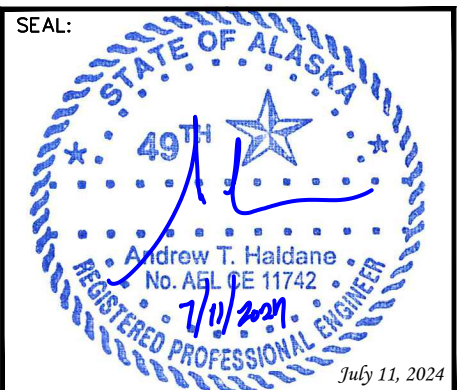
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



REV	DATE	ISSUED FOR:
0	07-11-24	CONSTRUCTION

DRAWN BY: MKB CHECKED BY: NMC

SHEET TITLE:

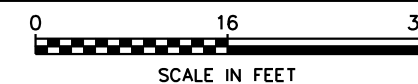
TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-4	0
TEP#:338102.423058	

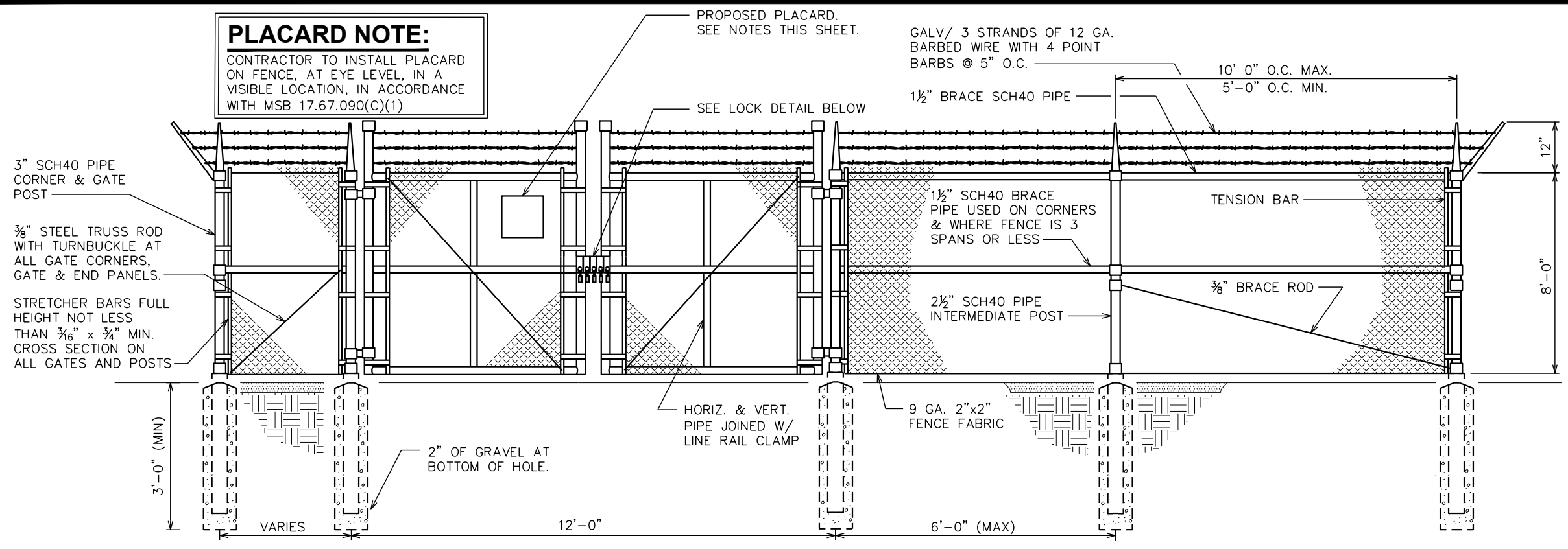
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By Current Planner at 3:06 pm, Sep 30, 2024

TOWER ELEVATION

SCALE: 1/8" = 1'-0"

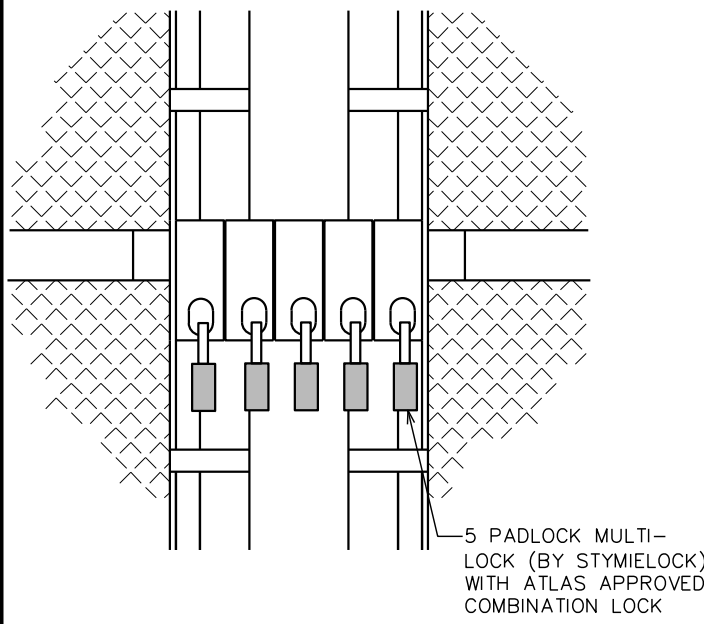


PLACARD NOTE:
 CONTRACTOR TO INSTALL PLACARD ON FENCE, AT EYE LEVEL, IN A VISIBLE LOCATION, IN ACCORDANCE WITH MSB 17.67.090(C)(1)



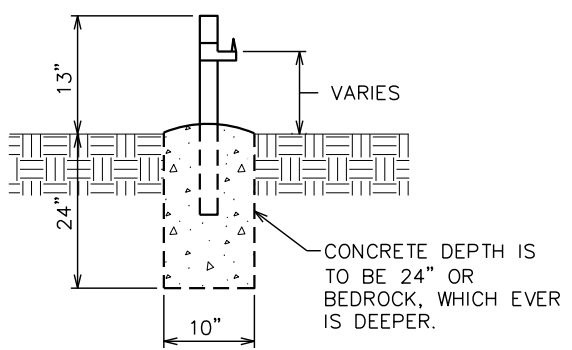
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



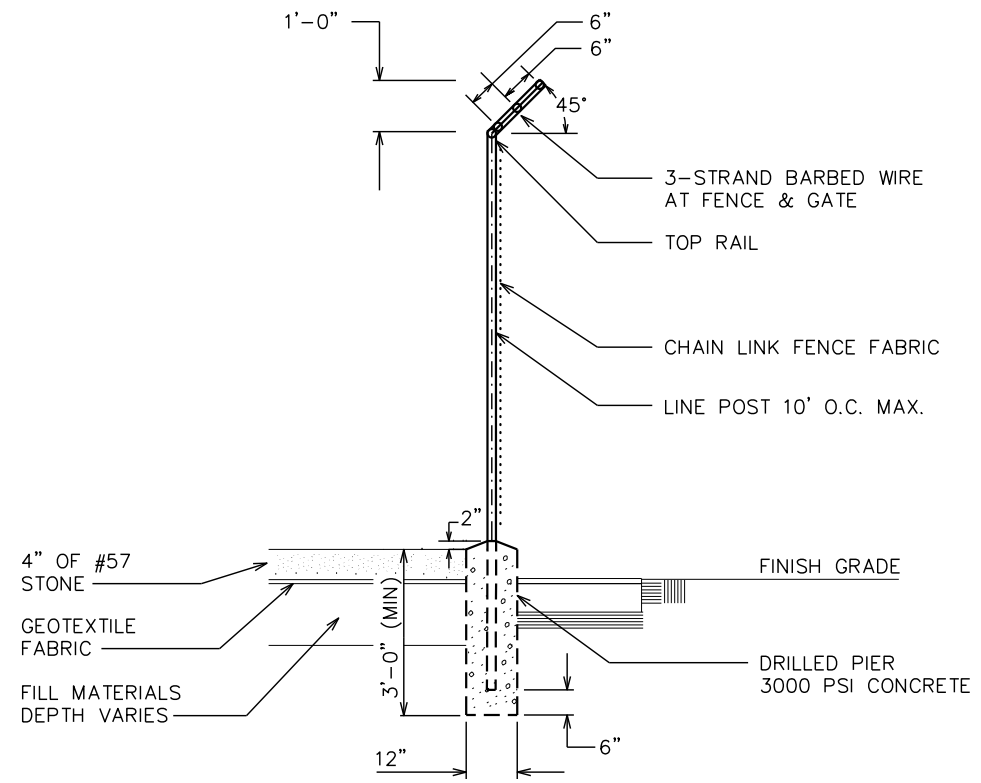
GATE LOCK DETAIL

SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

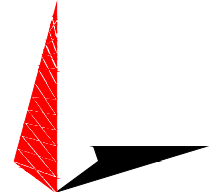


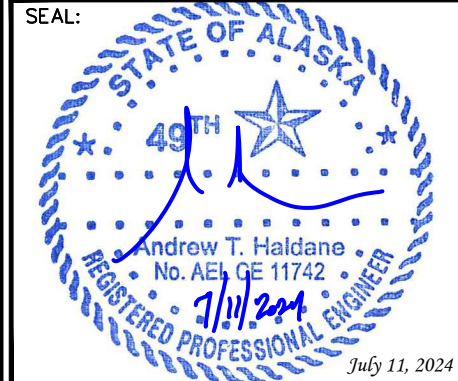
FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:
SUTTON
 MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
 2500 30TH ST, SUITE 304
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
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0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: MKB CHECKED BY: NMC

SHEET TITLE:
FENCE DETAILS

SHEET NUMBER: **C-5** REVISION: **0**
 TEP#: 338102.423058

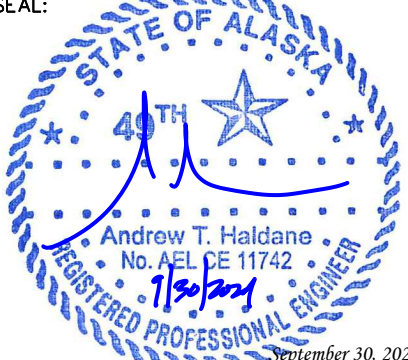
RECEIVED
 By Current Planner at 3:06 pm, Sep 30, 2024

NOTE:
 NO IMPERVIOUS AREA (I.E. PAVEMENT OR ASPHALT) IS PROPOSED IN THE PRESENT PLAN. COMPACTED GRAVEL WILL BE USED FOR THE ACCESS DRIVE, TURNAROUND, AND COMPOUND AREAS. AS SUCH, NO ADDITIONAL RUNOFF WILL BE CREATED BY THE PROPOSED DEVELOPMENT.

PROJECT INFORMATION:
SUTTON
 MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
 2500 30TH ST, SUITE 304
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:
TEP
 4700 DAHLIA STREET
 DENVER, CO 80216
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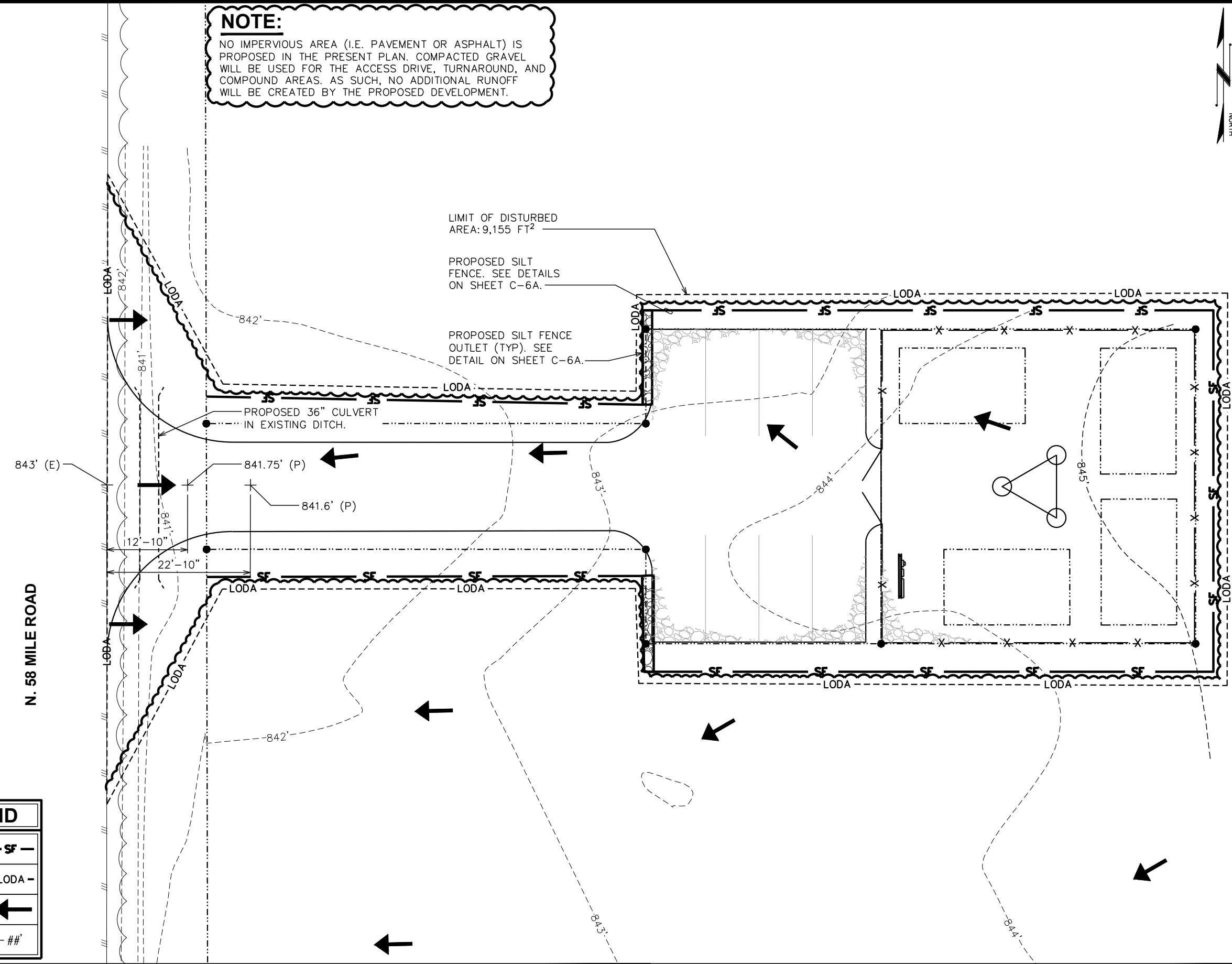
SEAL:

 Andrew T. Haldane
 No. AEL CE 11742
 REGISTERED PROFESSIONAL ENGINEER
 September 30, 2024

REV	DATE	ISSUED FOR:
2	09-30-24	CONSTRUCTION
1	08-29-24	CONSTRUCTION
0	07-11-24	CONSTRUCTION

DRAWN BY: KES | CHECKED BY: KES

SHEET TITLE:
SOIL EROSION CONTROL PLAN

SHEET NUMBER: **C-6** | REVISION: **2**
 TEP#: 338102.423058

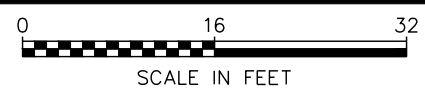


LEGEND

SILT FENCE	-sf-
LODA	-LODA-
DRAINAGE FLOW	←
SPOT ELEVATION	+##'

GRADING & SOIL EROSION CONTROL PLAN
 SCALE: 1/6" = 1'-0"

RECEIVED
 By Current Planner at 3:06 pm, Sep 30, 2024

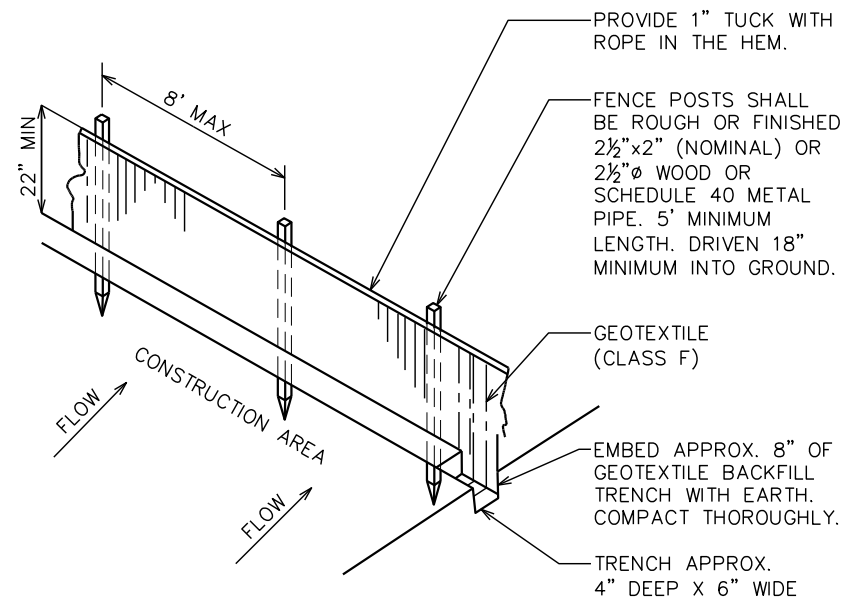


SITE GRADING NOTES:

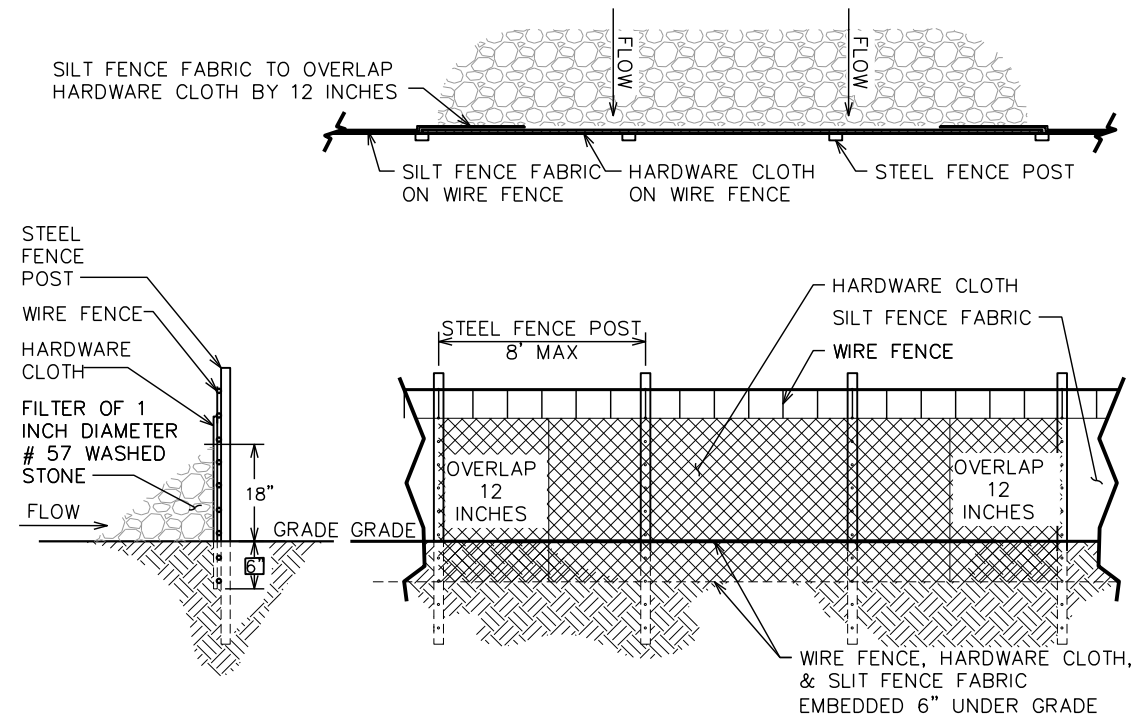
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. TEMPORARY SEEDING OR OTHER STABILIZATION, INCLUDING GRAVEL COVER ON ANY NEW ACCESS ROAD, WILL FOLLOW IMMEDIATELY AFTER GRADING.
3. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
4. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY E&S CONTROLS WILL BE CLEANED UP AND REMOVED.

GEOTEXTILE FABRIC NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.



SILT FENCE



SILT FENCE OUTLET

SILT FENCE DETAIL

N.T.S.

PROJECT INFORMATION:

SUTTON

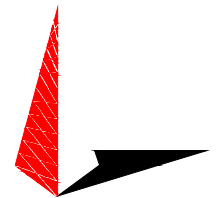
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

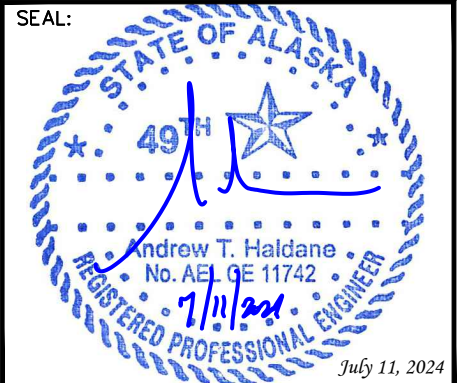
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



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DENVER, CO 80216
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www.tepgroup.net

SEAL:



0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE: _____

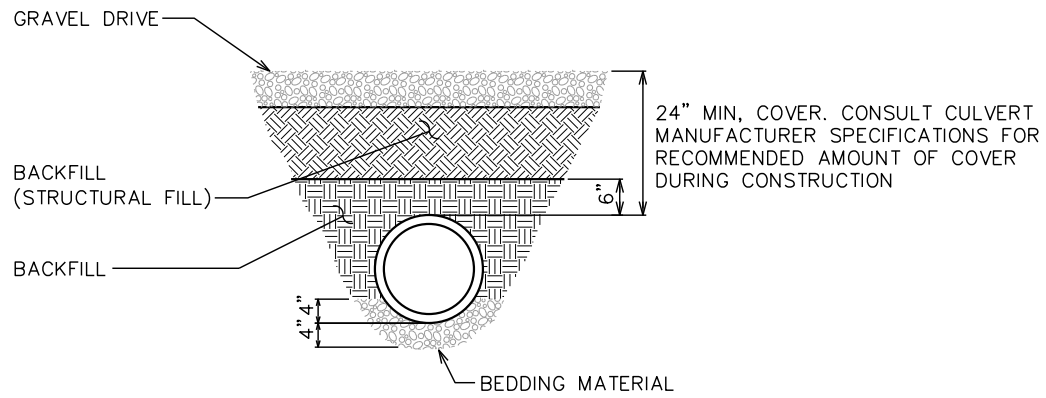
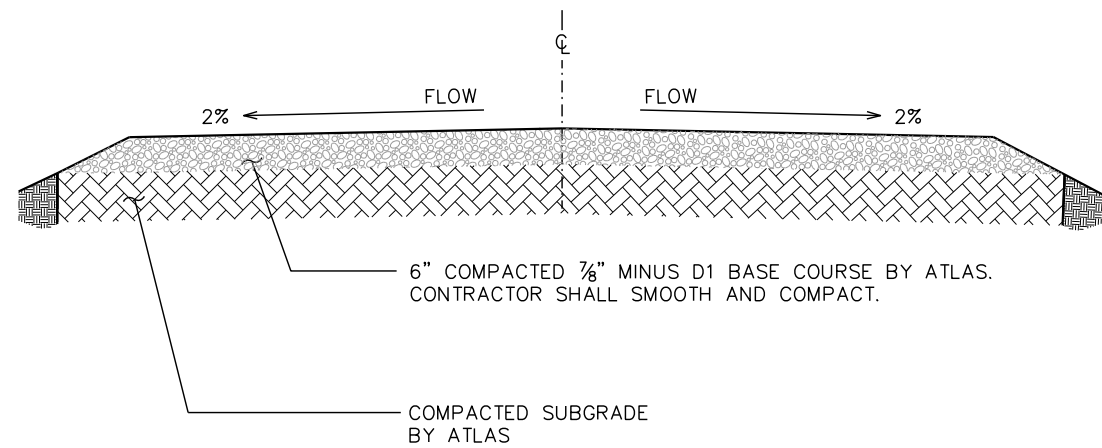
SILT FENCE DETAIL

SHEET NUMBER:	REVISION:
C-6A	0
TEP#: 338102.423058	

RECEIVED
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NOTE:

ROAD TO BE DESIGNED IN ACCORDANCE WITH M.S.B. 11.12.060 LOW VOLUME DRIVEWAY STANDARDS



PROJECT INFORMATION:

SUTTON

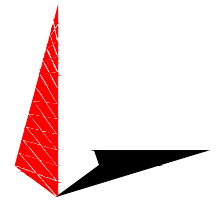
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

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4700 DAHLIA STREET
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STANDARD ROAD SECTION (GOOD SUBGRADE)

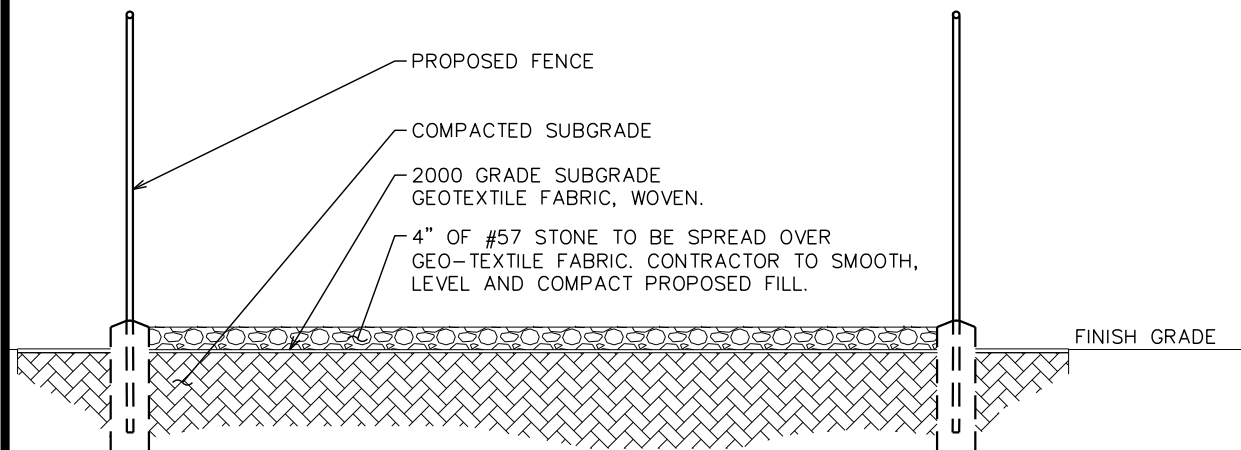
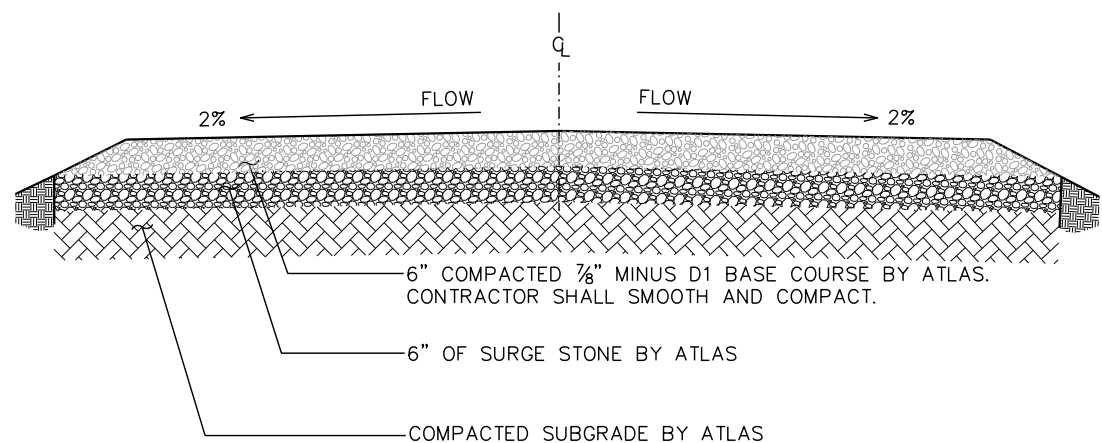
SCALE: 3/8" = 1'-0"

CULVERT DETAILS

SCALE: N.T.S.

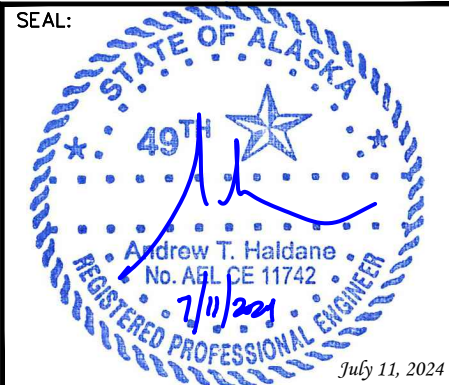
NOTE:

ROAD TO BE DESIGNED IN ACCORDANCE WITH M.O.A. 11.12.060 LOW VOLUME DRIVEWAY STANDARDS



RECEIVED
By Current Planner at 3:06 pm, Sep 30, 2024

SEAL:



0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE:
DRIVEWAY DETAILS

STANDARD ROAD SECTION (POOR SUBGRADE)

SCALE: 3/8" = 1'-0"

COMPOUND SECTION VIEW

SCALE: N.T.S.

SHEET NUMBER: C-7	REVISION: 0
TEP#: 338102.423058	

NOTES:

- ALL SIGNS TO BE HUNG ON FENCE USING HOG RINGS OR ALUMINUM FENCE TIES. ZIP TIES OR REBAR WIRE WILL NOT BE ACCEPTABLE
- THE RED WARNING SIGN SHALL BE PLACED ON THE TOWER, IDEALLY AT THE BASE OF THE SAFETY CLIMB.

NOTICE
GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

11.5" x 8.5"

NOTICE

Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC General Population exposure limit

Obey all posted signs and site guidelines.

STATE: _____ SWITCH: _____

SITE ID: _____

SECTOR / NODE: _____

11.5" x 8.5"

ATLAS TOWER

SITE NAME: Sutton

FCC ASR # _____

FOR LEASING AND ACCESS INFORMATION CALL:
(303) 445-8896

18" x 12"

WARNING

Transmitting Antenna(s)

Radio frequency fields beyond this point **EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines.

STATE: _____ SWITCH: _____

SITE ID: _____

SECTOR / NODE: _____

11.5" x 8.5"

PROJECT INFORMATION:

SUTTON

MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

2500 30TH ST, SUITE 304
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: KES

SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER: **C-8** | REVISION: **0**

TEP#: 338102.423058

SIGNAGE DETAILS

RECEIVED
 By Current Planner at 3:06 pm, Sep 30, 2024

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:

A. THE NATIONAL ELECTRICAL SAFETY CODE	D. LOCAL AND STATE AMENDMENTS
B. THE NATIONAL ELECTRIC CODE – NFPA-70	E. THE INTERNATIONAL ELECTRIC CODE –
C. REGULATIONS OF THE SERVING UTILITY COMPANY	IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. WHERE INSTALLED ON EXTERIOR STRUCTURES OR EXPOSED TO DAMAGE, THE CONDUIT SHALL BE RIGID STEEL.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:





1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A – AMPERE	PNLBD – PANELBOARD
AFG – ABOVE FINISHED GRADE	PVC – RIGID NON-METALLIC CONDUIT
ATS – AUTOMATIC TRANSFER SWITCH	RGS – RIGID GALVANIZED STEEL CONDUIT
AWG – AMERICAN WIRE GAUGE	SW – SWITCH
BCW – BARE COPPER WIRE	TGB – TOWER GROUND BAR
BFG – BELOW FINISHED GRADE	UL – UNDERWRITERS LABORATORIES
BKR – BREAKER	V – VOLTAGE
C – CONDUIT	W – WATTS
CKT – CIRCUIT	XFMR – TRANSFORMER
DISC – DISCONNECT	XMTR – TRANSMITTER
EGR – EXTERNAL GROUND RING	
EMT – ELECTRIC METALLIC TUBING	
FSC – FLEXIBLE STEEL CONDUIT	
GEN – GENERATOR	
GPS – GLOBAL POSITIONING SYSTEM	
GRD – GROUND	
IGB – ISOLATED GROUND BAR	
IGR – INTERIOR GROUND RING (HALO)	
KW – KILOWATTS	
NEC – NATIONAL ELECTRIC CODE	
PCS – PERSONAL COMMUNICATION SYSTEM	
PH – PHASE	
PNL – PANEL	

-----E-----	UNDERGROUND ELECTRICAL CONDUIT
-----T-----	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT-HOUR METER
-----	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
	GROUND ROD
	CADWELD
	GROUND ROD WITH INSPECTION WELL

PROJECT INFORMATION:

SUTTON

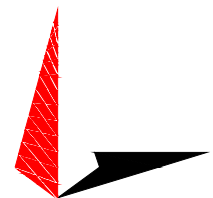
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

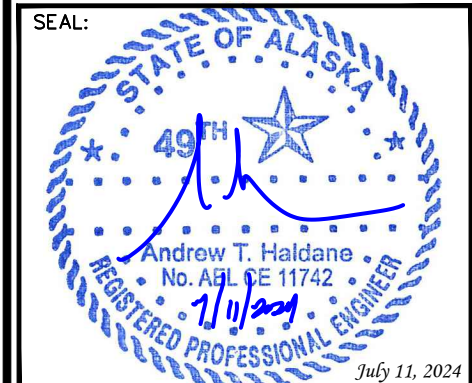
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PLANS PREPARED BY:



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SEAL:



0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: NMC

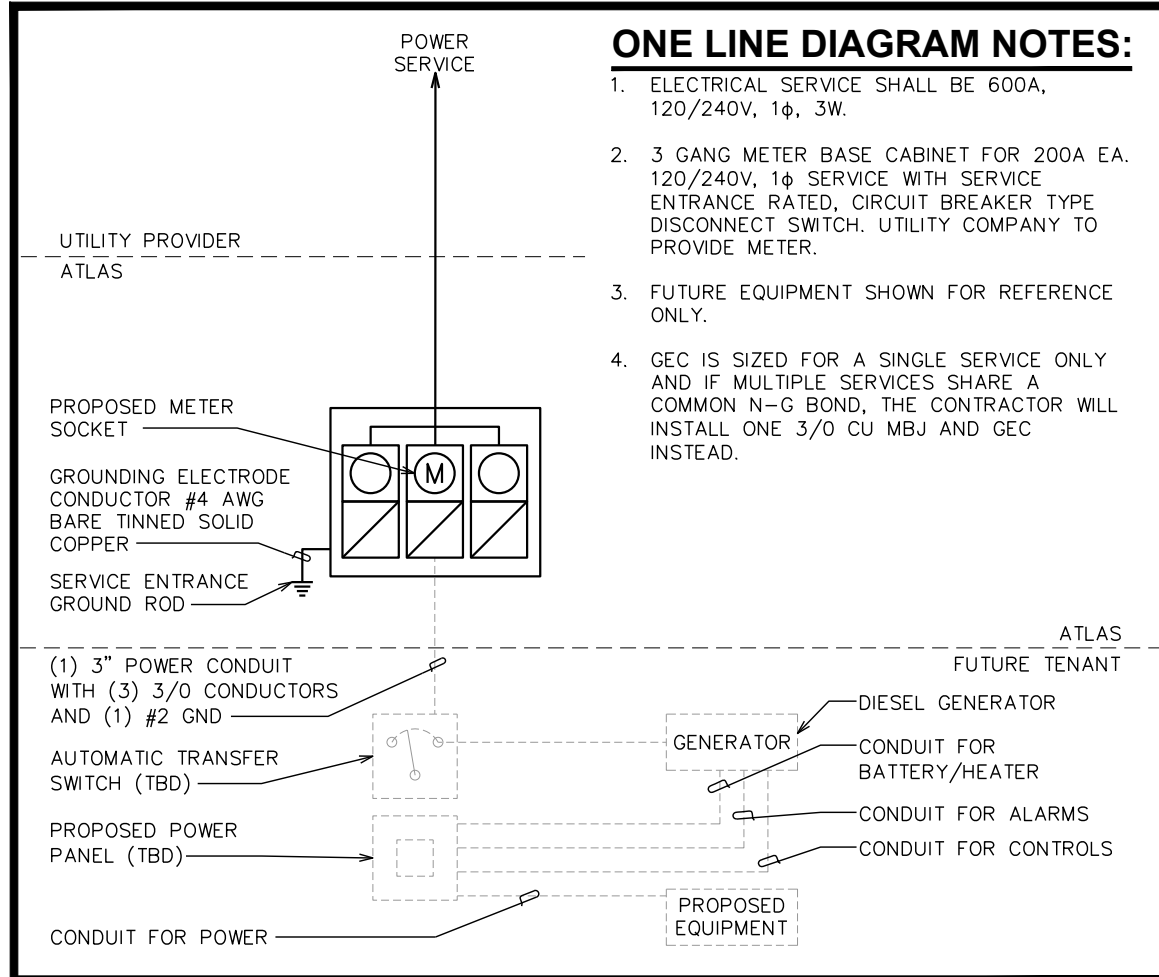
SHEET TITLE:

ELECTRICAL NOTES

SHEET NUMBER: E-1	REVISION: 0 TEP#:338102.423058
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By Current Planner at 3:07 pm, Sep 30, 2024



DRAWING NOTES:

- 3-GANG METER BASE WITH BREAKER TYPE DISCONNECT
- NEMA RATED POWER SERVICE ENTRY

NOTES:

- ALL TELCO CONDUITS ARE TO BE STUBBED IN D-MARC LOCATION.
- ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
- CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES.

PROJECT INFORMATION:

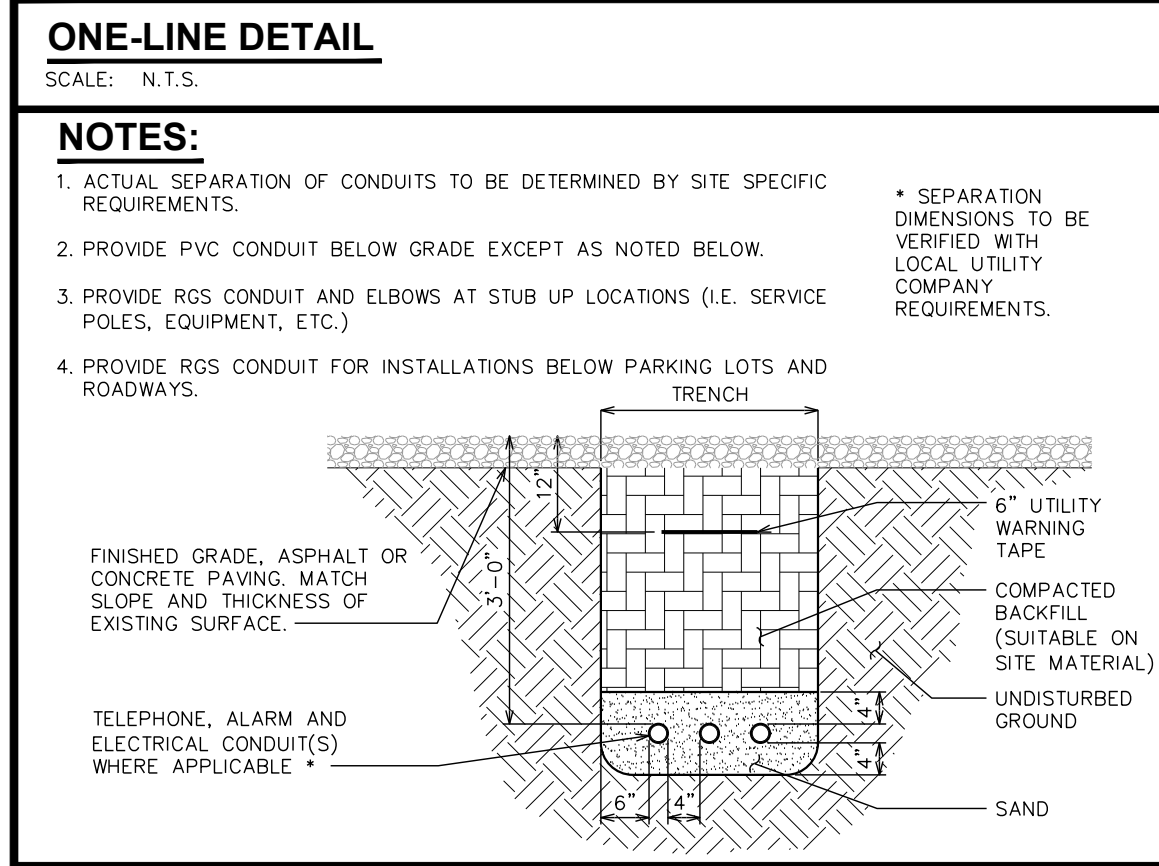
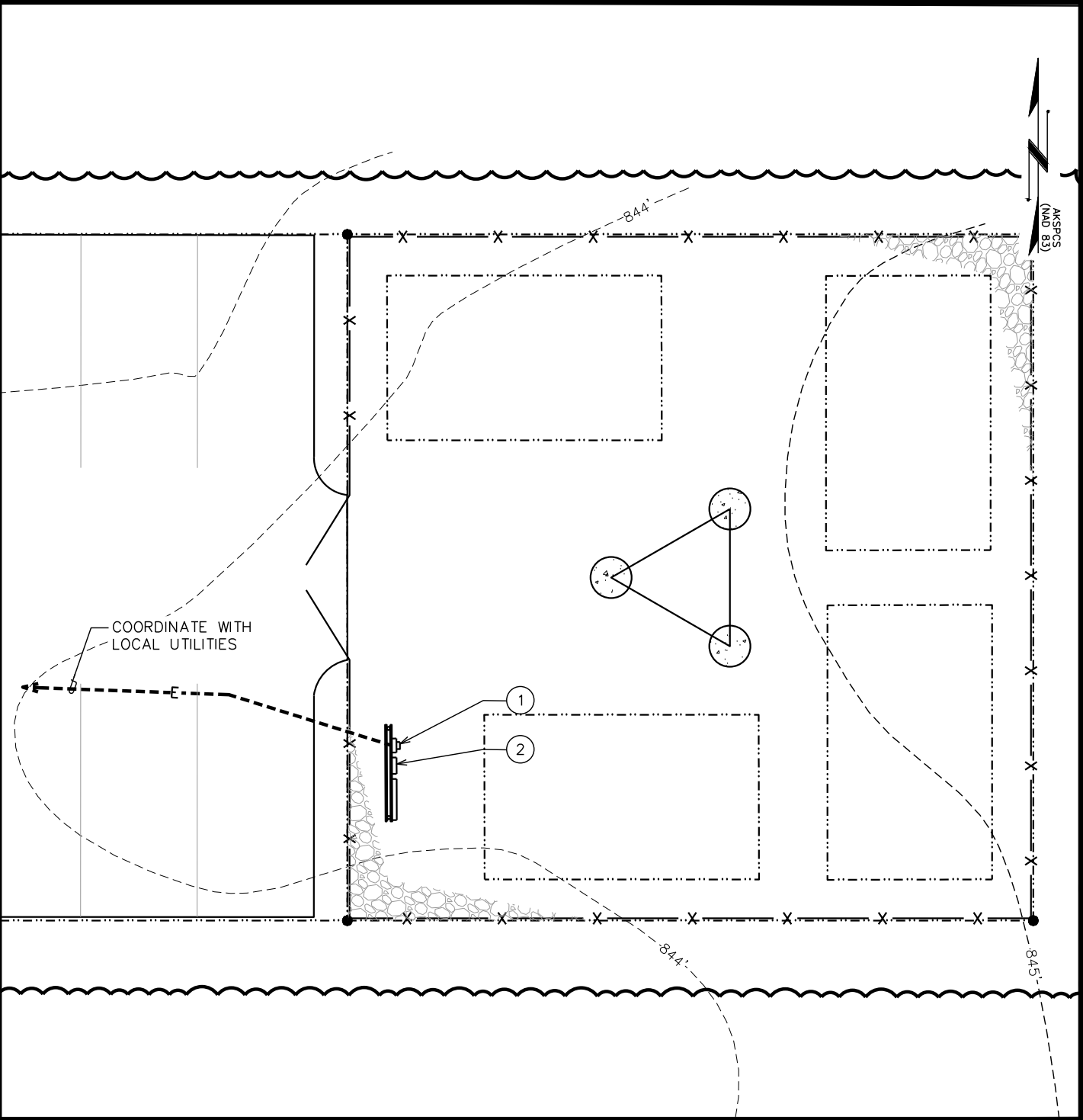
SUTTON

MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896



PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

Andrew T. Haldane
No. AE 11742
REGISTERED PROFESSIONAL ENGINEER
July 11, 2024

0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:

POWER PLAN AND ONE-LINE DIAGRAM

SHEET NUMBER: **E-2**

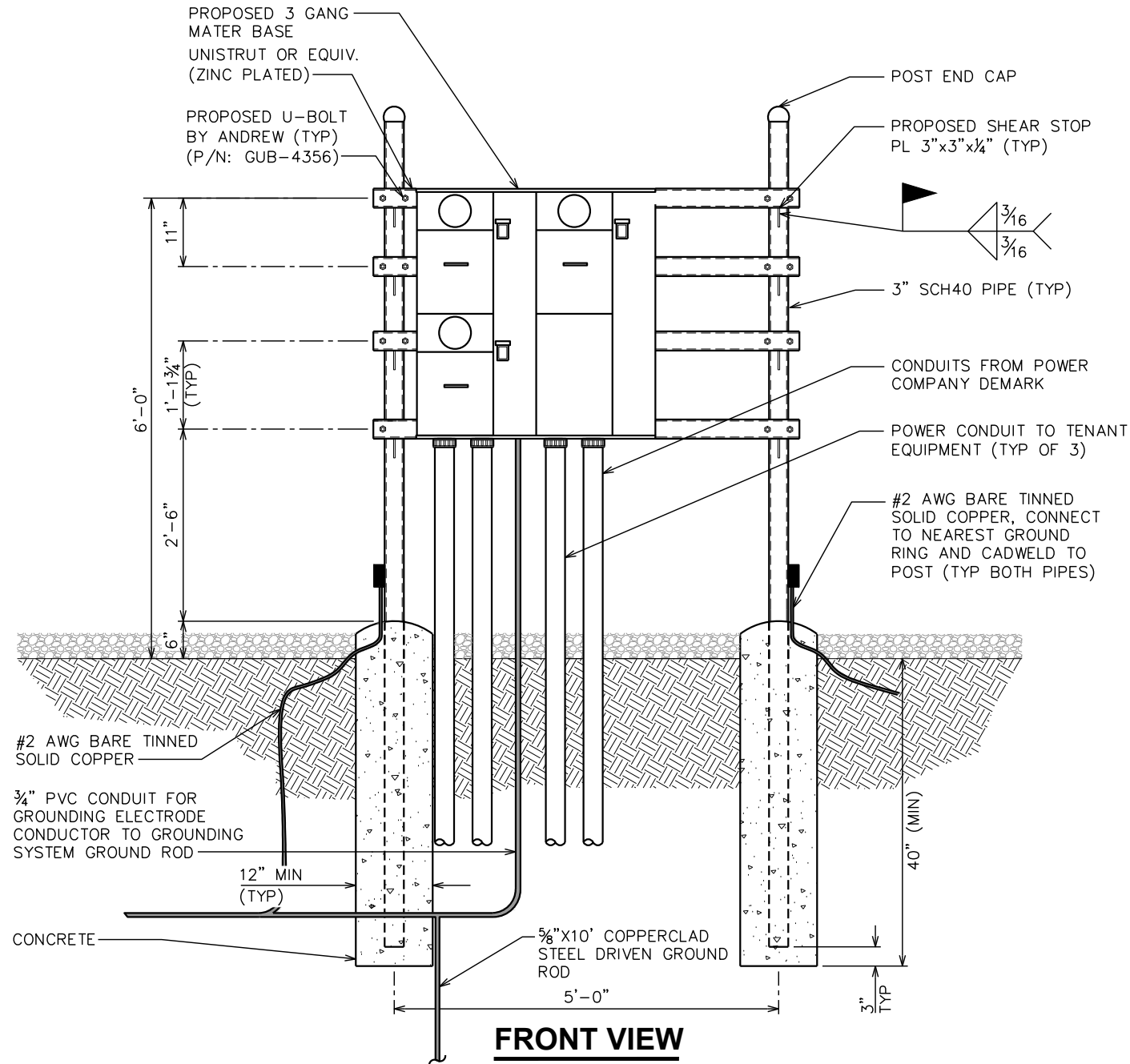
REVISION: 0

TEP#: 338102.423058

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By Current Planner at 3:07 pm, Sep 30, 2024

NOTES:

- ① REFER TO THE SITE LAYOUT PLAN FOR THE EXACT LOCATION OF THE H-FRAME.
- ② CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
- ③ UTILITY COMPANY TO PROVIDE AND INSTALL METER SOCKET.
- ④ CONTRACTOR TO ENSURE METER RACK WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME PRIOR TO INSTALLATION.
- ⑤ SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
- ⑥ COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- ⑦ CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
- ⑧ BOND ALL ELECTRICAL EQUIPMENT TO RACK.
- ⑨ DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.



PROJECT INFORMATION:

SUTTON

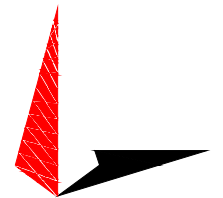
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

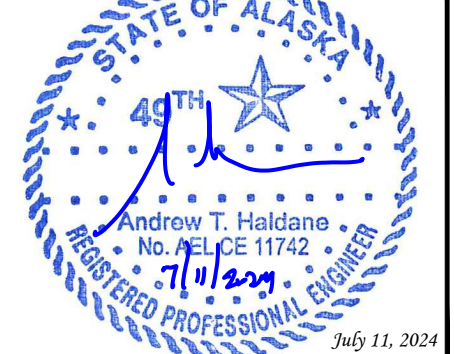
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: ARB

SHEET TITLE:

SERVICE RACK DETAILS

SHEET NUMBER:	REVISION:
E-3	0
TEP#: 338102.423058	

SERVICE RACK DETAILS

SCALE: 1/2" = 1'-0"

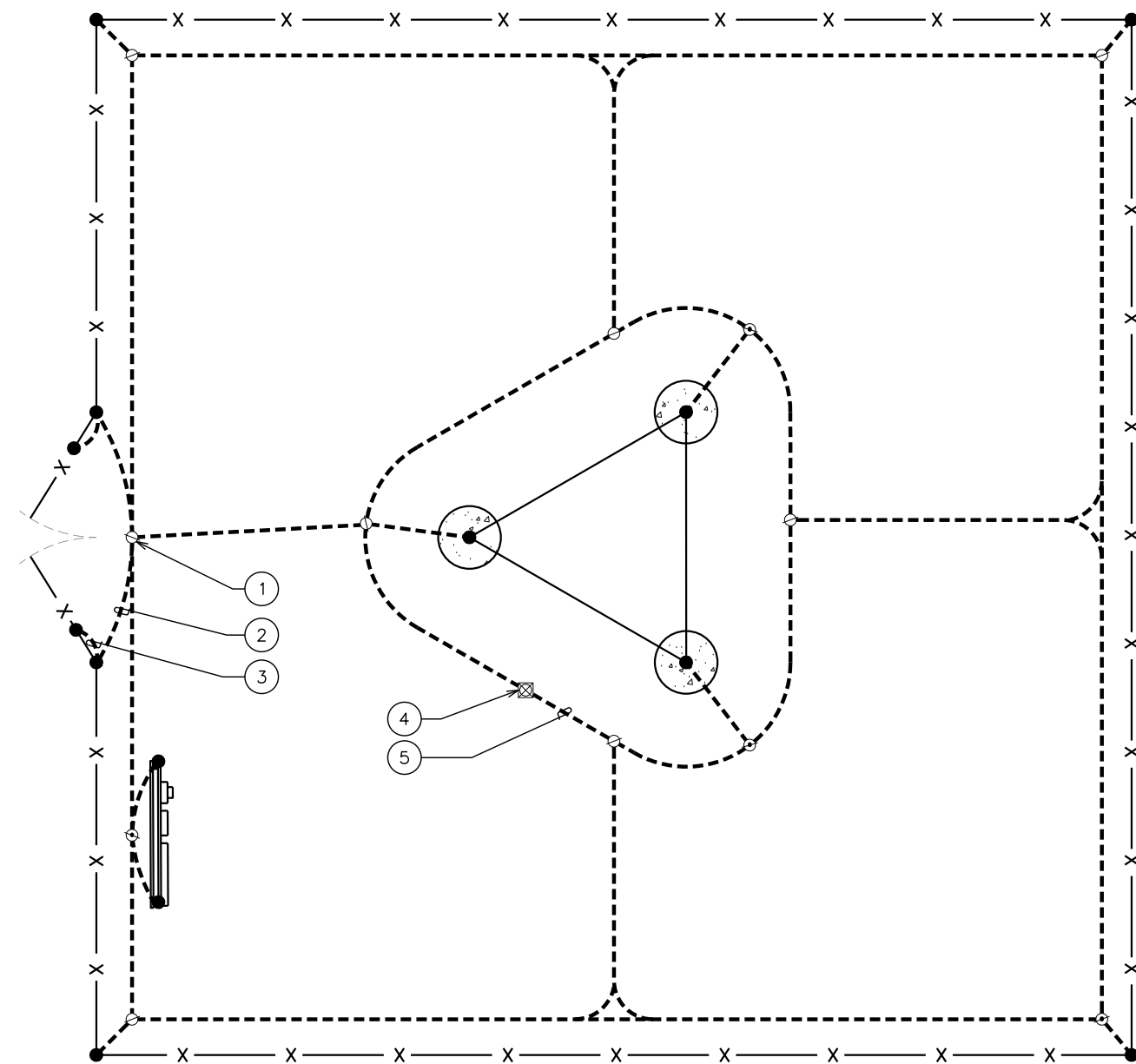
RECEIVED

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DRAWING NOTES:

- ① 5/8"x10' COPPER GROUND ROD (TYP).
- ② GATE POST BONDING. SEE DETAIL ON THIS SHEET.
- ③ FENCE GATE GROUNDING. SEE DETAIL ON THIS SHEET.
- ④ PROPOSED INSPECTION WELL. SEE DETAIL ON SHEET E-5.
- ⑤ PROPOSED TOWER GROUND RING. #2 COPPER CONDUCTOR-BARE TINNED BURIED 50" BFG BY ATLAS TOWER.



GROUNDING NOTES

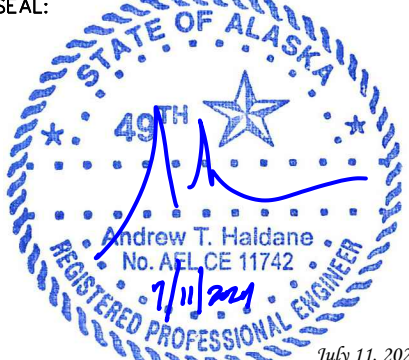
- 1. GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 SOLID CONDUCTOR. THE TOP OF THE GROUND RODS AND THE CONDUCTOR SHALL BE 60" (MIN) BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 10'-0" CENTERS. (6'-0" MINIMUM; 16'-0" MAXIMUM)
- 2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
- 3. ROUND SHELTER TO GROUND RING PER NSTD46 CELL SITE GROUNDING AND LIGHTING PROTECTION, ISSUED 2/1/11.

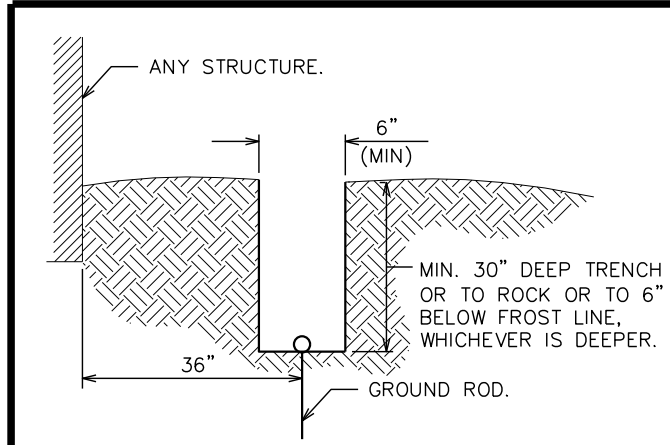
PROJECT INFORMATION:
SUTTON
 MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
 2500 30TH ST, SUITE 304
 BOULDER, CO 80301
 Office: (303) 448-8896

PLANS PREPARED BY:

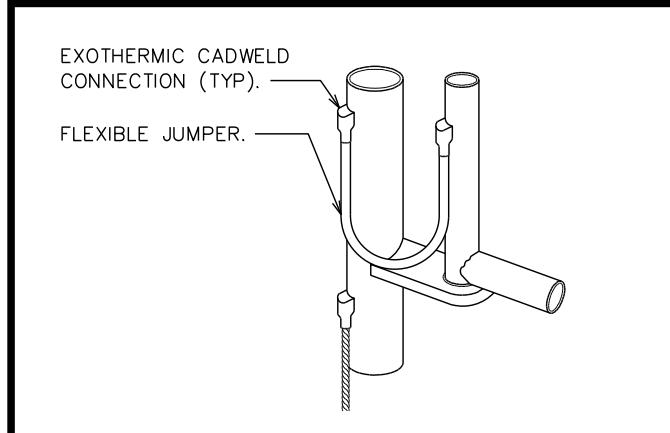
TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

 Andrew T. Haldane
 No. AEL CE 11742
 REGISTERED PROFESSIONAL ENGINEER
 July 11, 2024



TRENCH DETAIL

SCALE: N.T.S.



GROUNDING AT GATE POST

SCALE: N.T.S.

TYPICAL GROUNDING PLAN

SCALE: N.T.S.

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0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: ARB

SHEET TITLE:
GROUNDING PLAN AND DETAILS

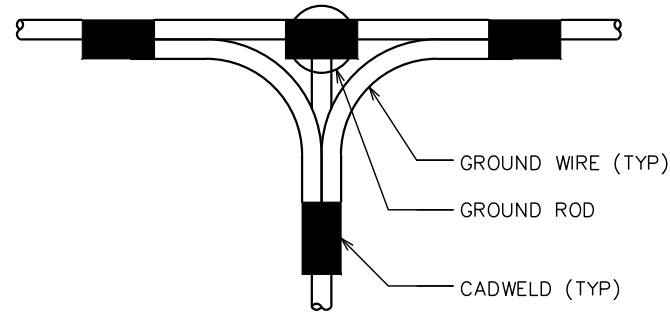
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E-4

REVISION:
0

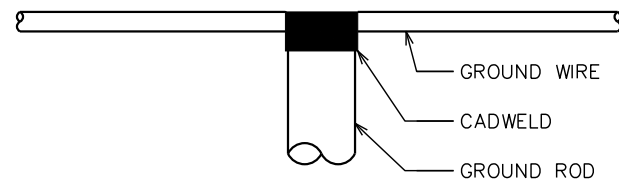
TEP#: 338102.423058

NOTE:

MINIMUM SPACING OF 12"
BETWEEN ALL CADWELDS



TOP VIEW



SIDE VIEW

CADWELD GROUNDING DETAIL

SCALE: N.T.S.

NOT USED

PROJECT INFORMATION:

SUTTON

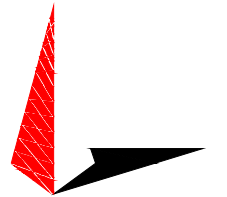
MILE 58 RD
SUTTON, AK 99645
(MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:

ATLAS TOWER

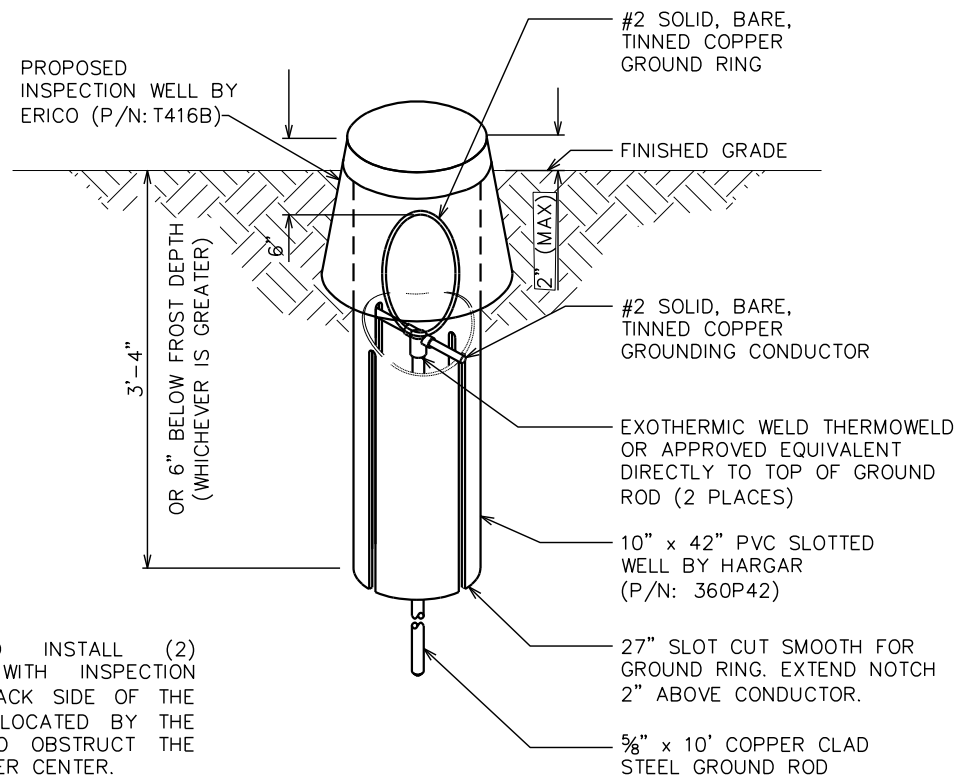
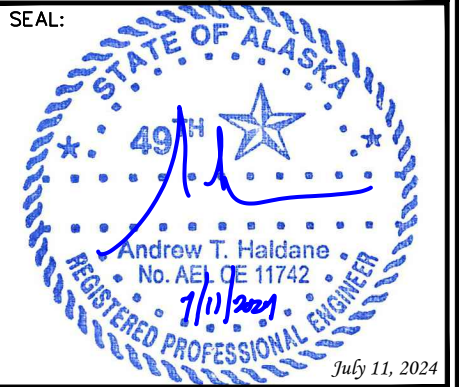
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:



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4700 DAHLIA STREET
DENVER, CO 80216
OFFICE: (303) 566-9914
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SEAL:

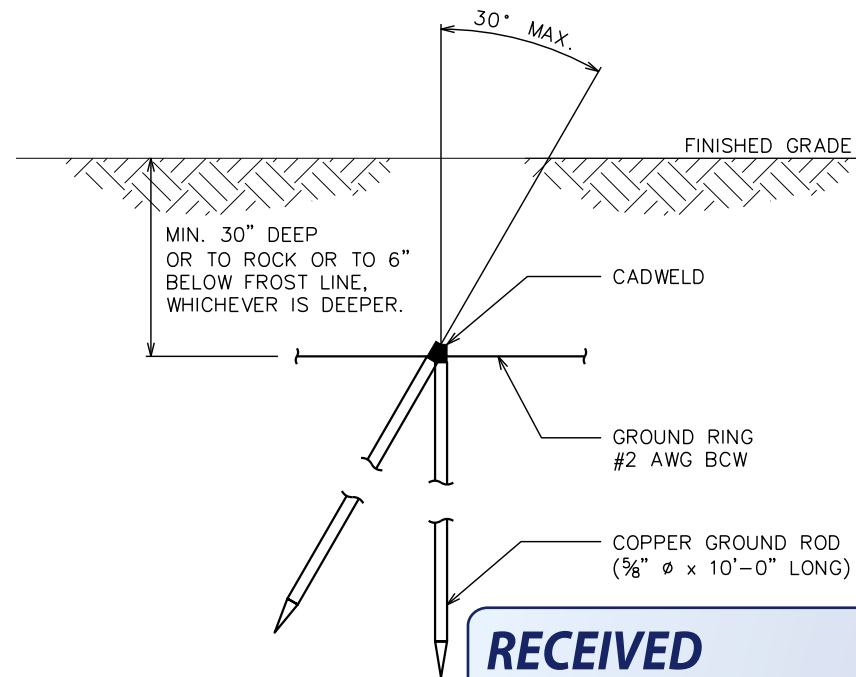


NOTE:

CONTRACTOR TO INSTALL (2) GROUND RODS WITH INSPECTION WELLS. (1) ON BACK SIDE OF THE TOWER AND (1) LOCATED BY THE H-FRAME NOT TO OBSTRUCT THE PATH TO THE METER CENTER.

COPPER-CLAD STEEL GROUND ROD

SCALE: N.T.S.



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INSPECTION WELL DETAIL

SCALE: N.T.S.

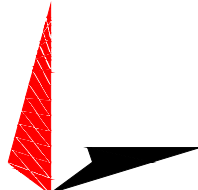
0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: KES		CHECKED BY: ARB

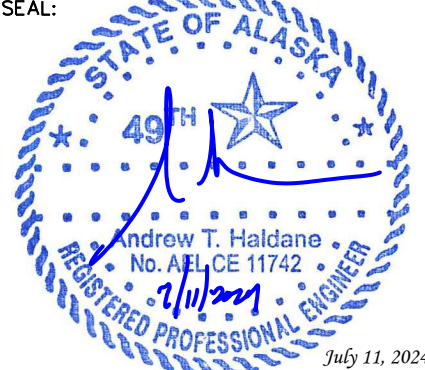
SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: E-5	REVISION: 0
TEP#:338102.423058	

PROJECT INFORMATION:
SUTTON
 MILE 58 RD
 SUTTON, AK 99645
 (MATANUSKA SUSITNA BOROUGH)

PLANS PREPARED FOR:
ATLAS TOWER
 2500 30TH ST, SUITE 304
 BOULDER, CO 80301
 Office: (303) 448-8896

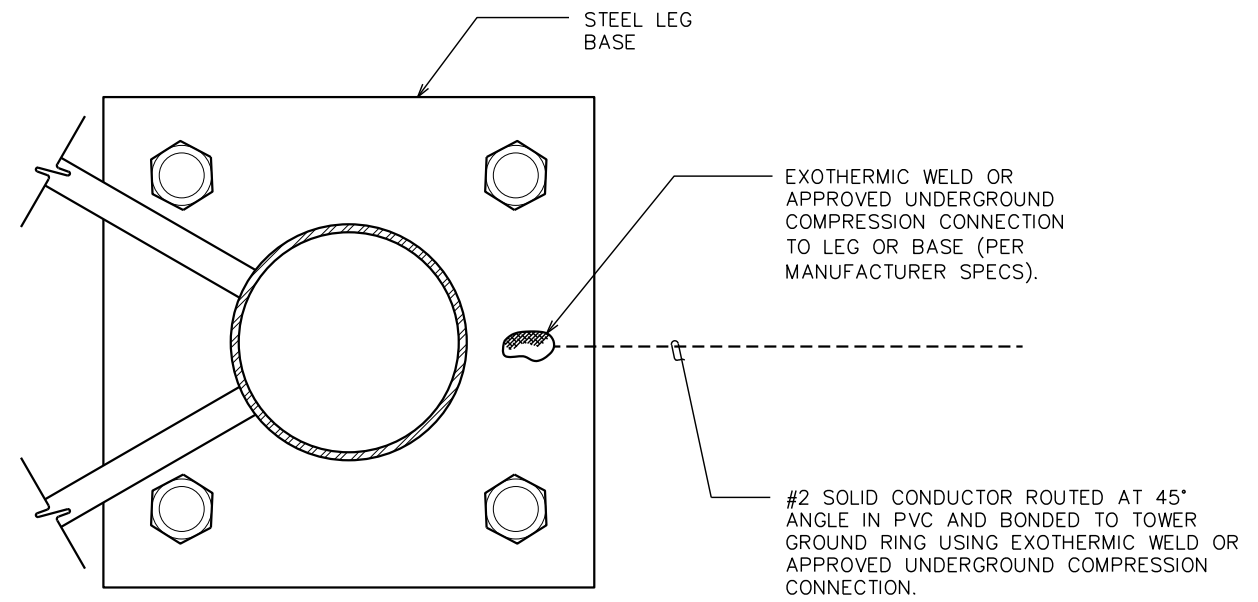
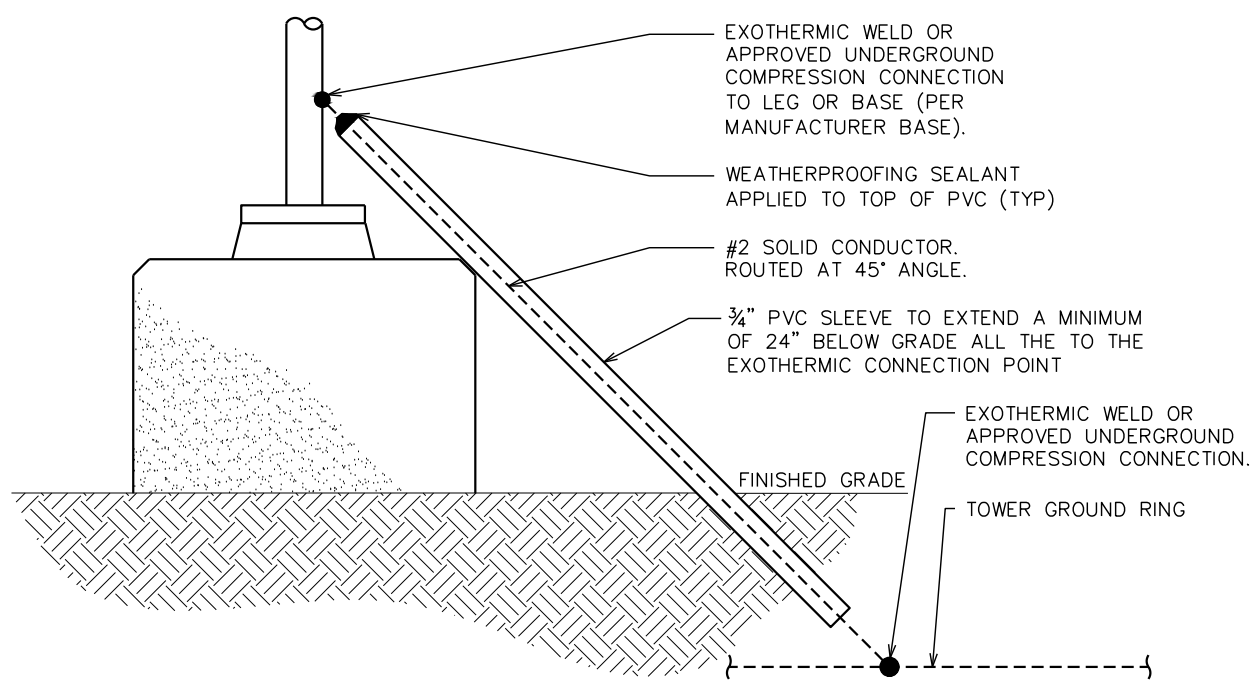
PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


0	07-11-24	CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: KES		CHECKED BY: ARB

SHEET TITLE:
**TOWER FOUNDATION
 GROUNDING DETAILS**

SHEET NUMBER:
E-6
 REVISION:
0
 TEP #: 338102.423058



RECEIVED
 By Current Planner at 3:07 pm, Sep 30, 2024

TYPICAL TOWER BASE GROUNDING DETAIL
 SCALE: N.T.S.

TYPICAL TOWER GROUNDING
 SCALE: N.T.S.

APPLICATION MATERIAL



MATANUSKA-SUSITNA BOROUGH

**Planning and Land Use Department
Development Services Division**

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 861-8158
Email: permitcenter@matsugov.us

APPLICATION FOR A TALL STRUCTURE – MSB 17.67

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

- \$1,500 for Conditional Use Permit - > 125 feet in height
- \$ 500 for Administrative Permit – 85' to 125' in height
- \$ 100 for Network Improvement Permit – In accordance with MSB 17.67.110.

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission or Planning Director decision.

Subject Property Township: _____, Range: _____, Section: _____, Meridian _____
 MSB Tax Account # 7762000L002
 SUBDIVISION: TKM Acres BLOCK(S): _____, LOT(S): 2
 STREET ADDRESS: _____
 (US Survey, Aliquot Part, Lat. /Long. etc) TRS S19N03E30

Ownership A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? Yes No N/A

Name of Property Owner	Name of Agent/ Contact for application
<u>Charles D. Hovick</u>	<u>Helmundt Strumpher Atlas Towers 1, LLC</u>
Address: <u>PO Box 271 Palmer</u>	Address: <u>3002 Bluff Street, Suite 300,</u>
<u>AK 99645</u>	<u>Boulder, CO, 80301</u>
Phone: Hm <u>907 856 202</u> Fax _____	Phone: Hm _____ Fax _____
Wk <u>907 349 9669</u> Cell <u>907 830 6202</u>	Wk <u>303 448 8896</u> Cell <u>720-667-6652</u>
E-mail <u>dhovick@ravenelectric.com</u>	E-mail <u>hstrumpher@atlastowers.com</u>

Special Land Use District (if applicable): Sutton SPUD

Pre-Application Requirements for New Tall Structures that Require a Conditional Use Permit	
<i>Prior to applying for a conditional use permit for a new tall structure, the applicant shall hold at least one community meeting.</i>	
1. The meeting shall be held at the nearest facility where community council meetings are regularly scheduled. If the facility is not available, the nearest available public facility that is capable of seating a minimum of 20 people shall be utilized.	
2. The meeting shall be held at least 15 calendar days after mailing of the notification.	
3. The meeting shall not start prior to 5:00 p.m. and no later than 7:00 p.m.	
4. Notification of the meeting shall, at a minimum, include the following: <ul style="list-style-type: none"> • Legal description and map of the general parcel, or parcels, within the coverage area under consideration for the telecommunication facility. • Description of the proposed development including height, design, lighting, potential access to the site and proposed service. • Date, time, and location of the informational meeting. • Contact name, telephone number, and address of applicant. • Comment form created by the borough that has a comment submittal deadline and provides options for submitting comments. 	
5. At a minimum, the notification area for the meeting shall include the following: <ul style="list-style-type: none"> • Property owners within one-half mile of the parcels under consideration for the proposed tall structure. • The nearest community council and any community council whose boundary is within 1200 feet of the parcels under consideration for the tall structure. 	
<i>A written report summarizing the results of the community meeting shall be prepared that includes the following information:</i>	Attached
1. Dates and locations of all meetings where citizens were invited to discuss the potential applicant's proposal.	
2. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters and other publications.	
3. Sign-in sheet(s) used at the meeting, that includes places for names, address, phone numbers and other contact information such as e-mail addresses.	
4. A list of residents, property owners, and interested parties who have requested in writing that they keep informed of the proposed development through notices, newsletters, or other written materials.	
5. The number of people who attended meetings.	
6. Copies of written comments received at the meeting.	
7. A certificate of mailing identifying all who were notified of the meeting.	
8. A written summary that addresses the following: <ul style="list-style-type: none"> • The substance of the public's written concerns, issues, and problems. • How the applicant has addressed, or intends to address, concerns, issues and problems expressed during the process. • Concerns issues, and problems the applicant has not addressed or does not intend to address and why. 	

General application requirements for <u>Administrative</u> and <u>Conditional Use Permits</u>	Attached
1. Design drawings for the proposed tall structure, drawn to scale, and certified by a registered engineer or architect.	
2. Citizen participation report <i>(if applying for a Conditional Use Permit)</i>	
3. Certified site plan <i>(As defined in MSB 17.125.010)</i>	
4. Copy of a determination of no hazard to air navigation from the Federal Aviation Administration.	
5. If breakpoint technology is intended to be utilized, a written statement specifying the height at which the engineered structural weakness will be located.	

In order to grant a <u>Conditional Use Permit</u> or <u>Administrative Permit</u> the Planning Commission or Planning Director must find that each of the following criteria has been met. Explain the following in detail:	Attached
1. To the extent that is technically feasible and potentially available, the location of the tall structure is such that its negative effects on the visual and scenic resources of all surrounding properties have been minimized.	
2. Visibility of the tall structure from public parks, trails recognized within adopted MSB plans, and waterbodies has been minimized to the extent that is technically feasible and potentially available.	
3. The tall structure will not interfere with the approaches to any existing airport or airfield that are identified in the MSB Regional Aviation System Plan or by the Alaska State Aviation System Plan.	
4. That granting the permit will not be harmful to the public health, safety, convenience, and welfare.	

Application requirements for a <u>Network Improvement Permit</u>	Attached
1. A description of the proposed modifications to the telecommunication tower, including a description of the height, type, and lighting of the new or modified structure and the existing structure.	
2. A certified site <i>(as defined in MSB 17.125.010)</i> for purposes of setback verification.	
3. Design drawings for the proposed modified or new structure, drawn to scale, and certified by a registered engineer or architect.	

In order to grant a <u>Network Improvement Permit</u> the Planning Director must find that each of the following criteria has been met. Explain the following in detail.	Attached
1. The proposed development conforms to setback requirements of MSB 17.55.	
2. The telecommunication tower being extended was lawfully constructed at the time of application for a Network Improvement Permit.	
3. The proposed modification does not violate permit conditions of any valid permits that have been issued to the existing facility, provided that the condition being violated does not limit height of the structure.	

Operation Standards for New Tall Structures – Conditional Use Permit, Administrative Permit, and Network Improvement Permit	Attached
1. The equipment compound shall meet minimum setback distances from all property lines in accordance with MSB 17.55	
2. Setbacks shall be determined from the dimensions of the entire lot, even though the tower may be located on lease areas within the lot.	
3. Adequate vehicle parking shall be provided on the subject property, outside of public use easements and rights-of-way to enable emergency vehicle access. No more than two spaces per provider shall be required.	
4. Information signs for the purpose of identifying the tower such as the antenna structure registration number required by the Federal Communications Commission, as well as the party responsible for the operation and maintenance of the facility shall be visibly posted at the equipment compound.	
5. If more than 220 volts are necessary for the operation of the facility, warning signs shall be located at the base of the facility and shall display in large, bold, high contrast letters the following: "HIGH VOLTAGE – DANGER".	
6. A 24-hour emergency contact number shall be visibly posted at the equipment compound.	
7. A fence or wall not less than six (6) feet in height with a secured gate shall be maintained around the base of the tower.	

Additional Standards for <u>Wind Energy Conversion Systems (WECS)</u> – In addition to the operations standards for new tall structures, the following standards shall apply to WECS	Attached
1. WECS shall be equipped with an automatic overspeed control device designed to protect the system from sustaining structural failure such as splintered or thrown blades and the overturning or breaking of towers due to an uncontrolled condition brought on by high winds.	
2. WECS shall have a manually operable method that assures the WECS can be brought to a safe condition in high winds. Acceptable methods include mechanical or hydraulic brakes or tailvane deflection systems which turn the rotor out of the wind.	

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax parcel ID #(s) 531526 and, I hereby apply for approval conditional use permit on that property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB _____ and with all other applicable borough, state or federal laws.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

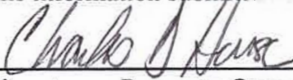
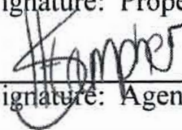
I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I understand that this permit and zoning status may transfer to subsequent owners of this land and that it is my responsibility to disclose the requirements of this status to the buyer when I sell the land.

I understand that changes from the approved conditional use permit may require further authorization by the Borough Planning Commission. I understand that failure to provide applicable documentation of compliance with approved requirements, or violation of such requirements will nullify legal status, and may result in penalties.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

	<u>Charles D House</u>	<u>3/22/24</u>
Signature: Property Owner	Printed Name	Date
	<u>Helmundt Strumpher</u>	
Signature: Agent	Printed Name	Date

<p>MSB USE ONLY</p> <p>Date application submitted: _____</p> <p>Date application determined complete: _____</p>
--

PERMIT CENTER – FEE RECEIPT FORM

Property Location: 776 2000 L002Applicant: Atlas Tower

	USE PERMITS {100.000.000.341.300}	Fee
	8.35 Public Display of Fireworks	\$25.00
	8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
	8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
	8.52 Temporary Noise Permit	\$1000.00
	8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
	8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
	17.02 Mandatory Land Use Permits	\$50.00
	17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
	17.06 Electrical Generating & Delivery Facility Application	\$500.00
	17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
	17.17 Denali State Park Conditional Use Permit	\$1500.00
	17.18 Chickaloon Special Land Use District CUP	\$1500.00
	17.19 Glacier View Special Land Use District CUP	\$1500.00
	17.23 Port MacKenzie Development Permit	\$1000.00
	17.25 Talkeetna Conditional Use Permit	\$1500.00
	17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
	17.27 Sutton Special Land Use District CUP	\$1500.00
	17.29 Flood Damage Prevention Development Permit	\$100.00
	17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
	17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
	17.30.050 Earth Materials Extraction CUP	\$1500.00
	17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
	17.48 Mobile Home Park Permit Application	\$500.00
	17.52 Residential Land Use District App (Rezone)	\$1,000.00
	17.52 Conditional Use Permit Application CUP	\$1,500.00
	17.55 Shoreline Setback Exception Application	\$300.00
	17.60 Conditional Use Permit Application	\$1500.00
	17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
	17.62 Coal Bed Methane	\$1500.00

	17.63 Conditional Use Permit for Racetracks	Page 66 of 154	\$1500.00
	17.65 Variance		\$1500.00
X	17.67 Tall Structures - Network Improvement Permit Nonconforming Use Administrative Permit Conditional Use Permit		\$100.00 \$200.00 \$500.00 \$1500.00
	17.70 Regulation of Alcoholic Beverage Use Permit Application		\$1500.00
	17.73 Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.		\$500.00
	17.75 Single-Family Residential Land Use District CUP		\$500.00
	17.76 Large Lot Single-Family Residential Land Use District Conditional Use Permit Application		\$1000.00
	17.80 Nonconforming Structures (Amnesty) Pre-Existing Legal Nonconforming (Grandfather)		\$300.00
	17.90 Regulation of Adult Businesses – Conditional Use Permit		\$300.00
	28.60 Timber Transport Permit		\$1500.00
			\$300.00

	RIGHT-OF-WAY FEES:	
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100.227.000}	

	PLATTING PRE-APPLICATION CONFERENCE:	
	Pre-Application Fee	\$50.00

	FEES:	
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 2GB = \$5, 4GB = \$8, 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 500 Amount Paid Date: 4/5/24 Receipt # 1629 By: MC

Matanuska-Susitna Borough
 Finance
 350 E Dahlia Avenue
 Palmer, AK 99645
 907-861-8610
 Welcome

04/08/2024 01:14PM Madeline C
 000081-0002 000001629
 Payment Effective Date 04/08/2024

MISCELLANEOUS RECEIPT

100000000 341300 -	
Planning - Platting -	
2024 Item: 57	
1 @ \$500.0000	
100000000 341300 -	
Planning - Platting -	
Map Fees	\$500.00

	\$500.00
Subtotal	\$500.00
Total	\$500.00
CHECK	\$500.00
Check Number 1223	

Change due	\$0.00

Paid by: ATLAS TOWER 1 LLC

Comments: ADMINISTRATIVE PERMIT TALL
 STRUCTURES

Thank you for your payment

CUSTOMER COPY



Real Property Detail for Account: 57762000L002

Site Information

Account Number	57762000L002	Subdivision	TKM AC
Parcel ID	531526	City	None
TRS	S19N03E30	Map SU13	Tax Map
Abbreviated Description (Not for Conveyance)	TKM AC LOT 2		

Ownership

Owners	HOUSE CHARLES D WOODWORTH-HOUSE	Buyers	
	SONYA S		
Primary Owner's Address	PO BOX 271 PALMER AK 99645-0271	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$62,000.00	\$0.00	\$62,000.00	2024	\$62,000.00	\$0.00	\$62,000.00
2023	\$62,000.00	\$0.00	\$62,000.00	2023	\$62,000.00	\$0.00	\$62,000.00
2022	\$62,000.00	\$0.00	\$62,000.00	2022	\$62,000.00	\$0.00	\$62,000.00

Building Information

Building Item Details

Building Number		Description	Area	Percent Complete
Tax/Billing Information				
Year	Certified	Zone	Mill	Tax Billed
2024	Yes	0020	16.593	\$1028.77
2023	Yes	0020	16.248	\$1007.37
2022	Yes	0020	16.758	\$1038.99

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$1,028.77	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
50.31	49.59	Assembly District 001	29-530	004 Sutton FSA	031 Alpine RSA

¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
(303) 448-8896



March 22, 2024

Matanuska-Susitna Borough Development Services Division
350 E. Dahlia Ave
Palmer, AK 99645

RE: Conditional Use Permit Narrative for Telecommunications Facility
Site Name: Sutton

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Conditional Use Permit Application to the Matanuska-Susitna Borough Development Services Division for review of a new proposed wireless telecommunications facility build on the property with Tax ID #7762000L002 / Parcel #: **S19N03E30**. This letter shall serve as a narrative for the proposed 125' self support (Lattice) telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

SITE DETAILS

Land Owner:

Charles D. House & Sonya S.
Woodworth-House
18292 E Stayton Ave
Palmer, AK, 99645

Site Address:

Mile 58 Road
Palmer, AK, 99645
Sutton Community Council
Parcel #: **S19N03E30**

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

Latitude: 61.702630
Longitude: -148.982128
Ground Elevation: 836'

Zoning:

Sutton Special Land Use District

Lease Area:

50 x 50

PROPOSAL SUMMARY

The purpose of this request is to build an 125' self support telecommunications tower within a 50 x 50 wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is zoned TKM AC LOT2 where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is a largely wooded rural area with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes. This site is setback from 1.23 miles from the Matanuska River in order to provide coverage to the area while minimizing visibility from the river. Applicant is likewise proposing an 125' facility in order to reduce any visual impact while still providing the necessary coverage to the nearby area.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity. Applicant shall be responsible for maintaining access to site, when needed, regardless of time of year. Applicant's proposed access meets all requirements concerning the MSB 11.12 – Driveway Standards.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. There will be emergency generators on site, however, would only be operated on site in the rare instance that power went out. The generators would create noise, but it would not be noticeable or audible outside of the location the telecommunications facility is proposed to be and only producing noise for a temporary amount of time during a local power outage.

Power and Utilities

This telecommunications will not require more than 220 volts for operation.

Setback Compliance

The proposed tower has been setback at least 125' from any property line in order to maintain compliance with the Matanuska Susitna Burrough Code requirements.

Site Security

The proposed tower shall be secured with a locked 8' chain link fencing with an addition 1' of barbed wire on top to prevent unauthorized visitors.

MSB Zoning Code Compliance; Public Health

The proposed tower does not and shall not waiver from any standards or requirements as written within the MATANUSKA-SUSITNA BOROUGH CODE. Likewise granting of this Conditional Use Permit will be

beneficial to the public health, safety, convenience, and welfare with the public having increased access to mobile network services and connectivity.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. Granting of this permit will not be harmful to the public health, safety, convenience, or welfare. If, upon inspection, Matanuska-Susitna Borough concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense. Breakpoint technology will not be utilized in this tower.

FAA/FCC Compliance

Applicant has submitted the appropriate applications with the FAA & FCC but has yet to receive a determination. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration's requirements regarding CFR Title 14 Part 77.9 (FAA) when determined, which is expected in August of 2024. If lighting is required, the lighting will be installed and maintained in accordance with the FAA and the certified site plans will be updated to reflect the lighting on the tower, if needed.

Access & Utility Easement Dedication

Applicant, upon Zoning approval of the site plan, will have all access and utility route surveyed and filed with the local recording district prior to construction of the tower.

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 125' self-support (Lattice) telecommunications tower in Sutton. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Conditional Use Application for the proposed communications tower facility.

Best Regards,

Helmundt Strumpher
720-667-6652
www.atlastowers.com
3002 Bluff St. Suite 300 Boulder, CO 80301



USA • INTERNATIONAL

SITE NAME: SUTTON

PROPOSED 125' SELF SUPPORT TOWER

MILE 58 RD

SUTTON, AK 99645

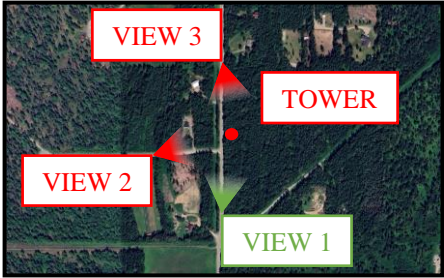
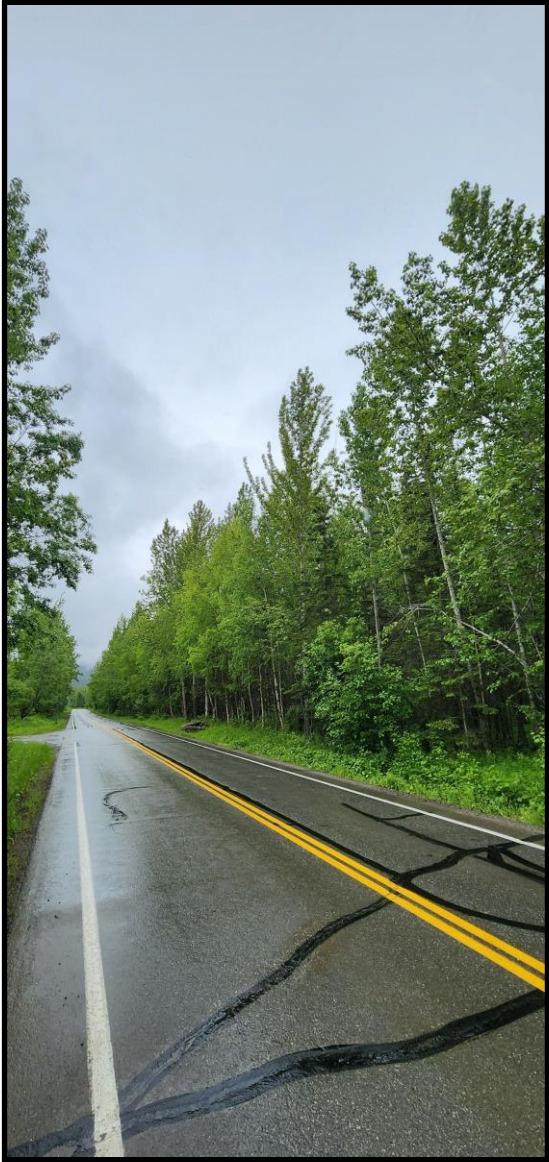
(MATANUSKA SUSITNA BOROUGH COUNTY)



**ATLAS
TOWER**
USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH

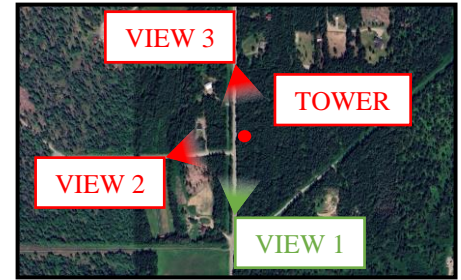
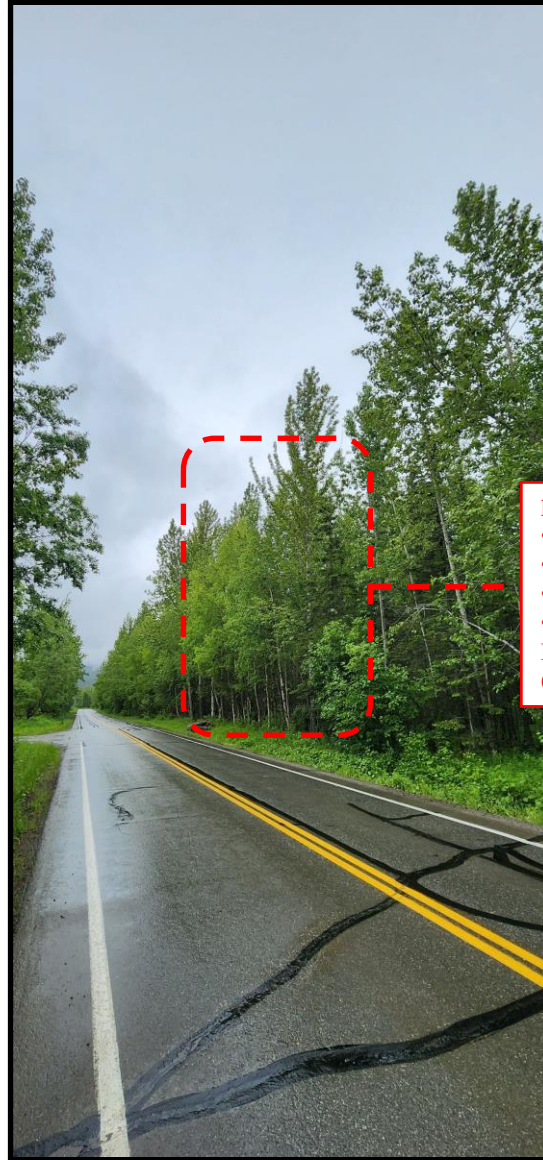
EXISTING VIEW: LOCATION 1



**ATLAS
TOWER**
USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH

PROPOSED VIEW: LOCATION 1



- PROPOSED 125' SELF SUPPORT TOWER (NOT VISIBLE)**
- FUTURE EQUIPMENT @ 115'-0" (NOT VISIBLE)
 - FUTURE EQUIPMENT @ 105'-0" (NOT VISIBLE)
 - FUTURE EQUIPMENT @ 95'-0" (NOT VISIBLE)
 - FUTURE EQUIPMENT @ 85'-0" (NOT VISIBLE)
- PROPOSED 50'x50' CHAIN LINK FENCED COMPOUND (NOT VISIBLE)**

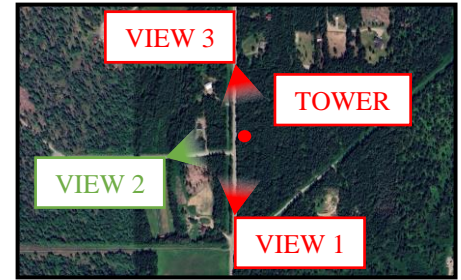


ATLAS TOWER

USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH

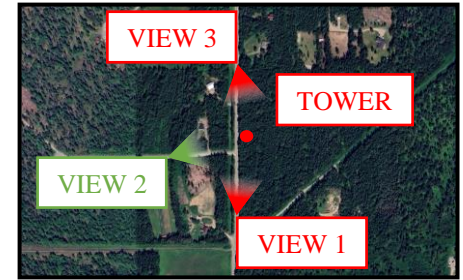
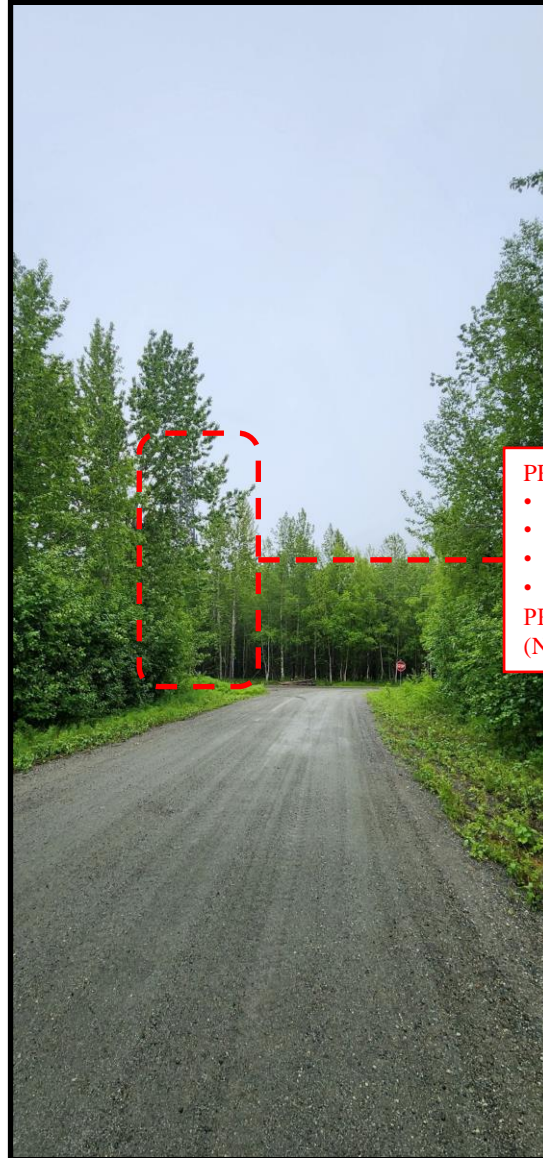
EXISTING VIEW: LOCATION 2



**ATLAS
TOWER**
USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH

PROPOSED VIEW: LOCATION 2

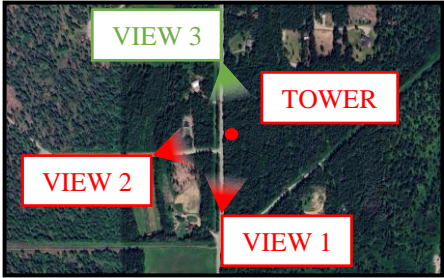


- PROPOSED 125' SELF SUPPORT TOWER**
- FUTURE EQUIPMENT @ 115'-0"
 - FUTURE EQUIPMENT @ 105'-0"
 - FUTURE EQUIPMENT @ 95'-0"
 - FUTURE EQUIPMENT @ 85'-0"
- PROPOSED 50'x50' CHAIN LINK FENCED COMPOUND
(NOT VISIBLE)**

**ATLAS
TOWER**
USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH

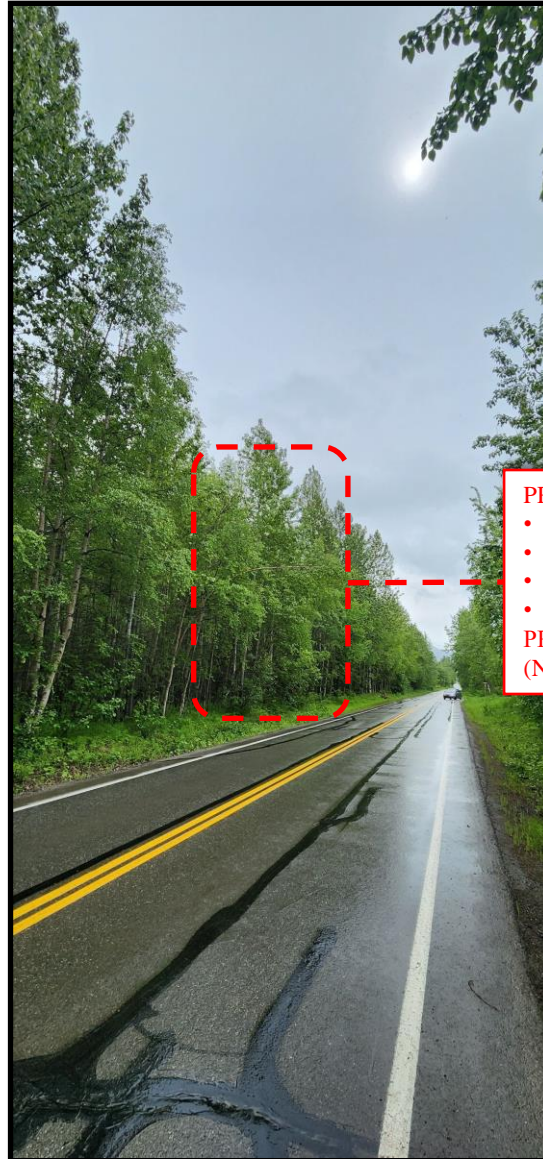
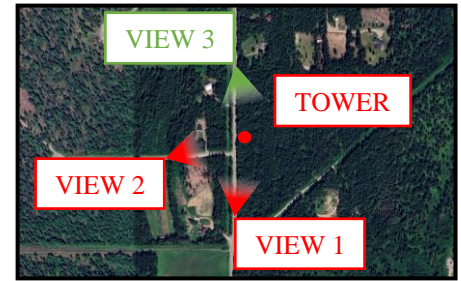
EXISTING VIEW: LOCATION 3



PROPOSED VIEW: LOCATION 3

**ATLAS
TOWER**
USA • INTERNATIONAL

SITE #:
SITE NAME: SUTTON
ADDRESS: MILE 58 RD
SUTTON, AK 99645
COUNTY: MATANUSKA SUSITNA BOROUGH



PROPOSED 125' SELF SUPPORT TOWER (NOT VISIBLE)

- FUTURE EQUIPMENT @ 115'-0" (NOT VISIBLE)
- FUTURE EQUIPMENT @ 105'-0" (NOT VISIBLE)
- FUTURE EQUIPMENT @ 95'-0" (NOT VISIBLE)
- FUTURE EQUIPMENT @ 85'-0" (NOT VISIBLE)

PROPOSED 50'x50' CHAIN LINK FENCED COMPOUND (NOT VISIBLE)



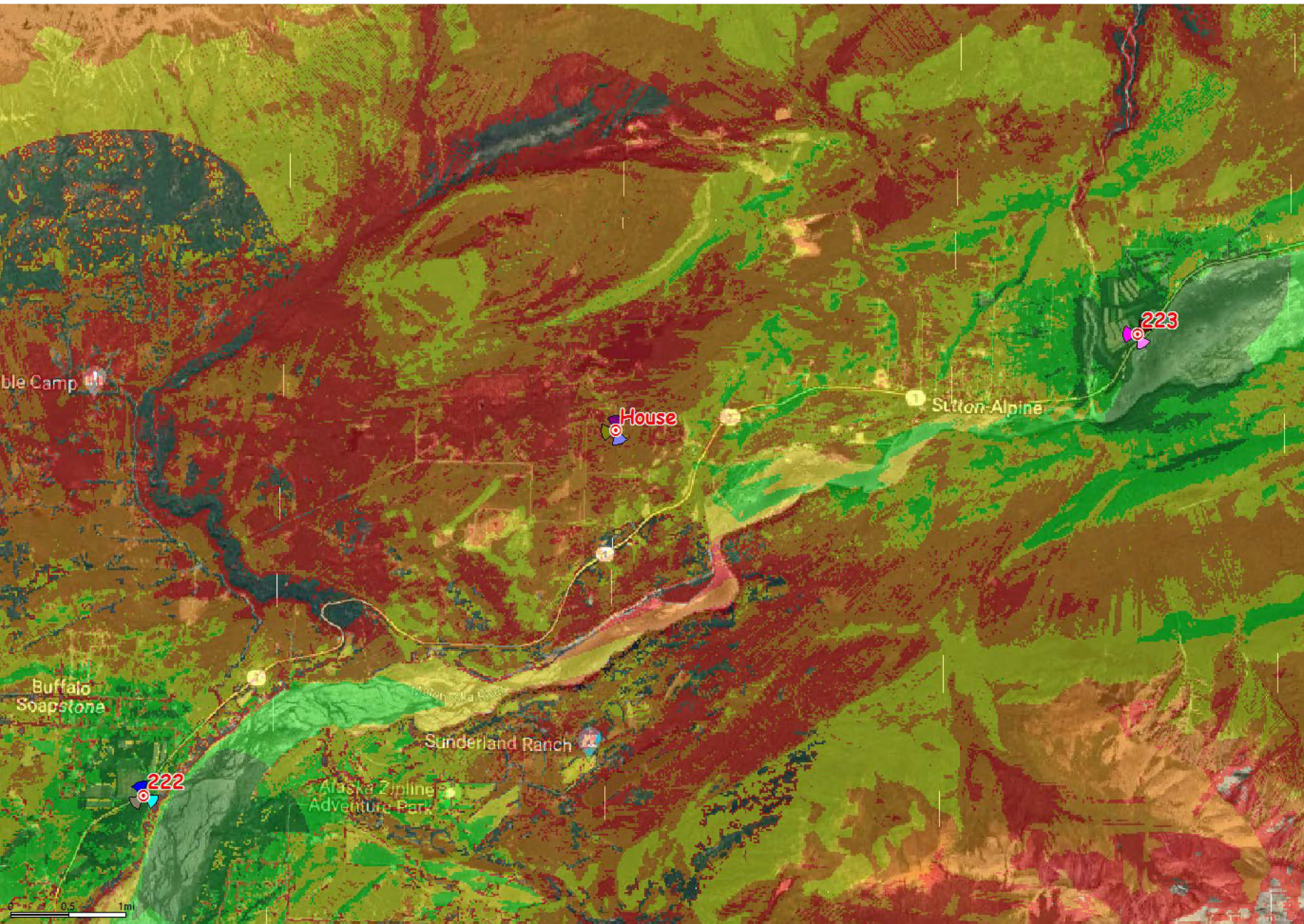
Market : Sutton

House/Sutton 17 Mile Lake

Coverage analysis

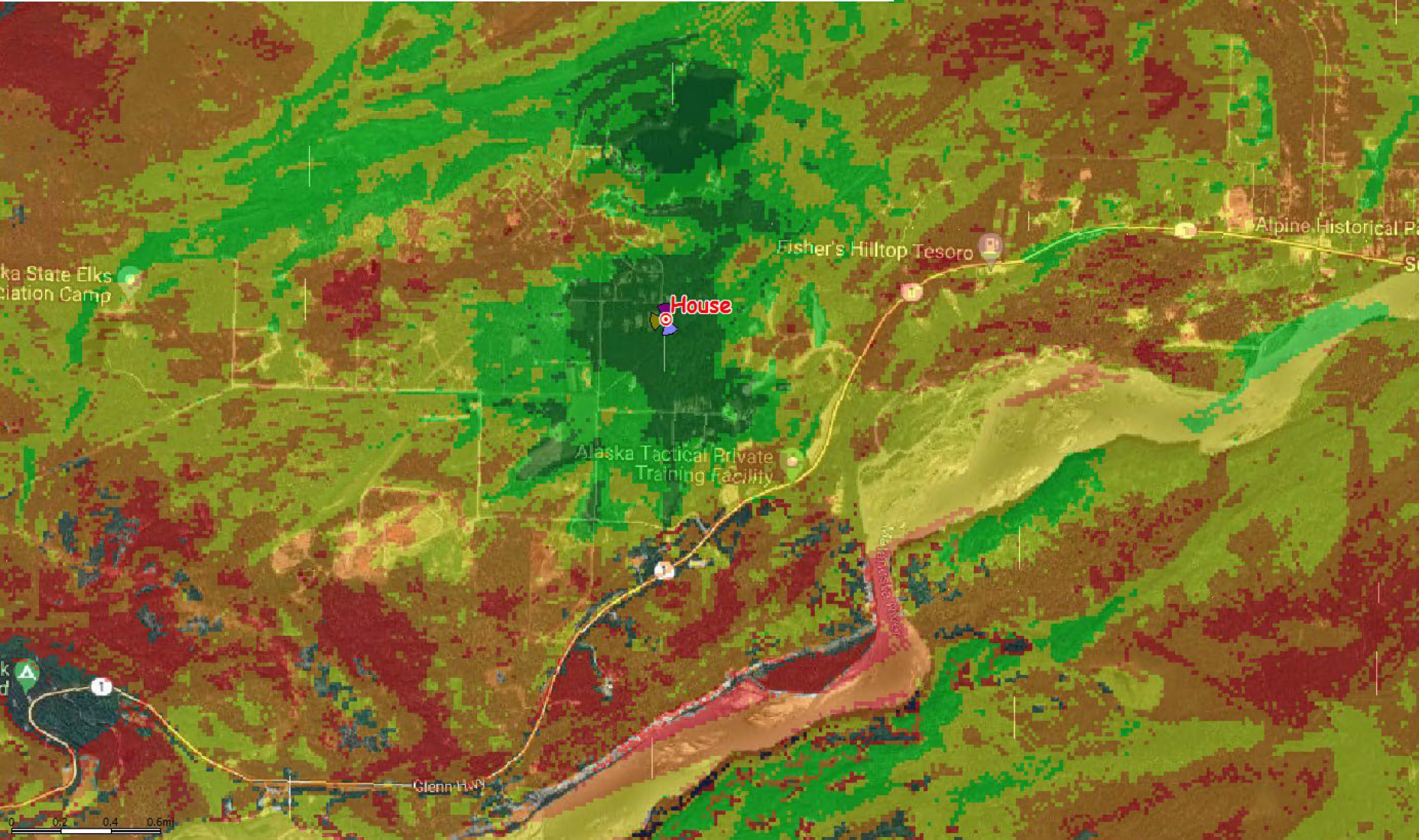
6/10/2024

Rad Center of 80/100/115/120 ft
Comparison
Initial Azimuths 0/160/260
LTE Design Analysis
Pre/Post Upgrade



Legend		Zone Surface (mi ²)	Population (Population)	Population (%Population)	Population (Population [total])
		4.8279	224.8	97.9	229.62
RSRP Level (DL) (dBm) >= -85	Deep Indoor	34.53	15.04	229.62	
-95 <= RSRP Level (DL) (dBm) < -85	Indoor	37.85	16.48	229.62	
-105 <= RSRP Level (DL) (dBm) < -95	Incar	83.35	36.3	229.62	
-115 <= RSRP Level (DL) (dBm) < -105	Outdoor	64.65	28.15	229.62	
-125 <= RSRP Level (DL) (dBm) < -115	Poor Coverage	4.44	1.93	229.62	

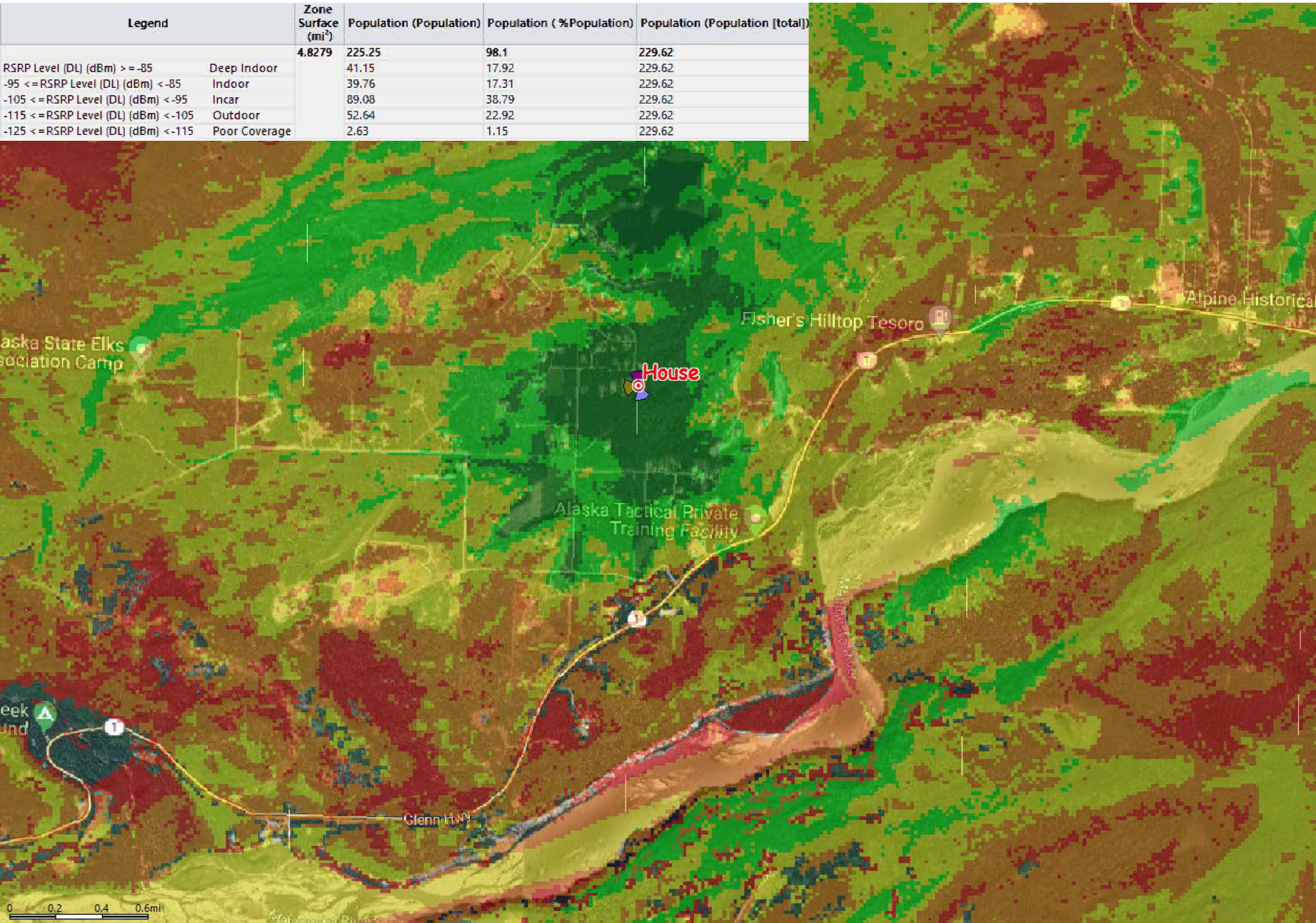
80ft RAD



- RSRP Level (DL) (dBm) >= -85 (Deep Indoor)
- RSRP Level (DL) (dBm) >= -95 (Indoor)
- RSRP Level (DL) (dBm) >= -105 (In-car)
- RSRP Level (DL) (dBm) >= -115 (Outdoor)
- RSRP Level (DL) (dBm) >= -125 (Poor Coverage)
- RSRP Level (DL) (dBm) >= -135 (No Coverage)

Legend		Zone Surface (mi ²)	Population (Population)	Population (% Population)	Population (Population [total])
RSRP Level (DL) (dBm) >=-85	Deep Indoor	4.8279	225.25	98.1	229.62
-95 <=RSRP Level (DL) (dBm) < -85	Indoor		41.15	17.92	229.62
-105 <=RSRP Level (DL) (dBm) < -95	Incar		39.76	17.31	229.62
-115 <=RSRP Level (DL) (dBm) < -105	Outdoor		89.08	38.79	229.62
-125 <=RSRP Level (DL) (dBm) < -115	Poor Coverage		52.64	22.92	229.62
			2.63	1.15	229.62

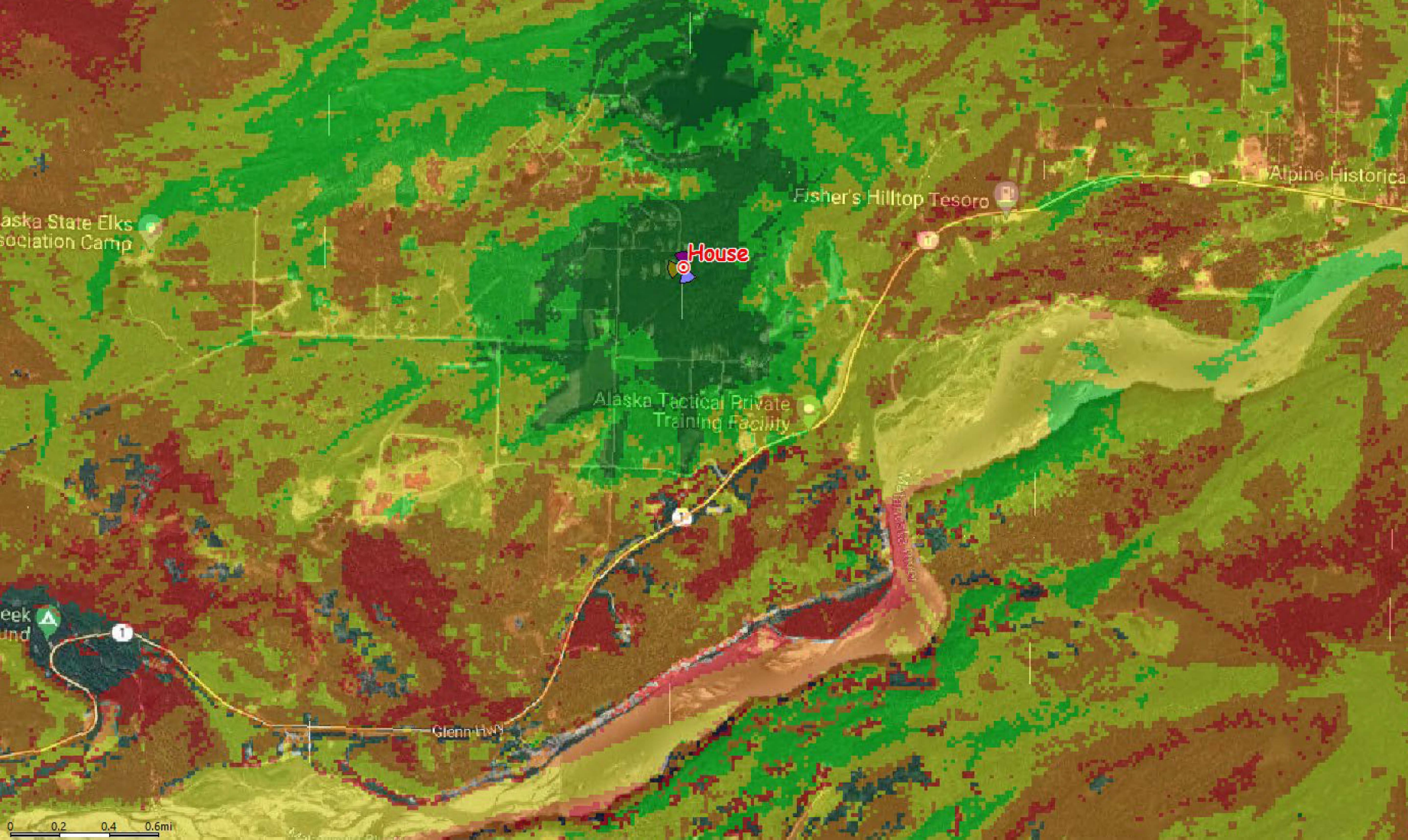
100ft RAD



- RSRP Level (DL) (dBm) >=-85 (Deep Indoor)
- RSRP Level (DL) (dBm) >=-95 (Indoor)
- RSRP Level (DL) (dBm) >=-105 (In-car)
- RSRP Level (DL) (dBm) >=-115 (Outdoor)
- RSRP Level (DL) (dBm) >=-125 (Poor Coverage)
- RSRP Level (DL) (dBm) >=-135 (No Coverage)

Legend		Zone Surface (mi ²)	Population (Population)	Population (%Population)	Population (Population [total])
RSRP Level (DL) (dBm) >=-85		4.8279	225.8	98.34	229.62
Deep Indoor	48.22		21	229.62	
-95 <=RSRP Level (DL) (dBm) < -85	Indoor		40.11	17.47	229.62
-105 <=RSRP Level (DL) (dBm) < -95	Incar		89.83	39.12	229.62
-115 <=RSRP Level (DL) (dBm) < -105	Outdoor		44.87	19.54	229.62
-125 <=RSRP Level (DL) (dBm) < -115	Poor Coverage		2.78	1.21	229.62

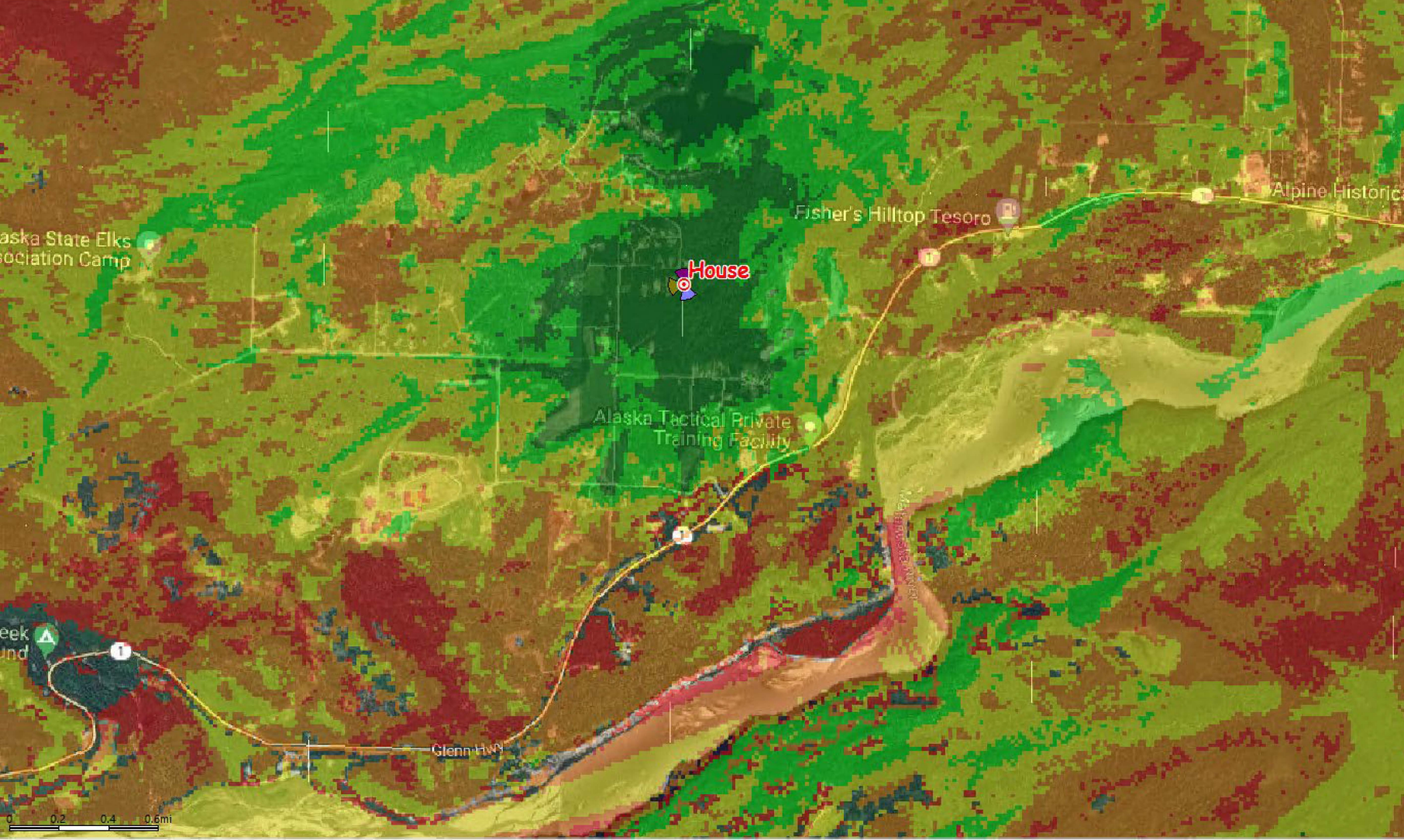
115ft RAD



- RSRP Level (DL) (dBm) >=-85 (Deep Indoor)
- RSRP Level (DL) (dBm) >=-95 (Indoor)
- RSRP Level (DL) (dBm) >=-105 (In-car)
- RSRP Level (DL) (dBm) >=-115 (Outdoor)
- RSRP Level (DL) (dBm) >=-125 (Poor Coverage)
- RSRP Level (DL) (dBm) >=-135 (No Coverage)

Legend		Zone Surface (mi ²)	Population (Population)	Population (% Population)	Population (Population [total])
RSRP Level (DL) (dBm) >=-85	Deep Indoor	4.8279	225.92	98.39	229.62
-95 <=RSRP Level (DL) (dBm) < -85	Indoor		49.9	21.73	229.62
-105 <=RSRP Level (DL) (dBm) < -95	Incar		41.71	18.16	229.62
-115 <=RSRP Level (DL) (dBm) < -105	Outdoor		88.01	38.33	229.62
-125 <=RSRP Level (DL) (dBm) < -115	Poor Coverage		43.42	18.91	229.62
			2.88	1.26	229.62

120ft RAD



- RSRP Level (DL) (dBm) >=-85 (Deep Indoor)
- RSRP Level (DL) (dBm) >=-95 (Indoor)
- RSRP Level (DL) (dBm) >=-105 (In-car)
- RSRP Level (DL) (dBm) >=-115 (Outdoor)
- RSRP Level (DL) (dBm) >=-125 (Poor Coverage)
- RSRP Level (DL) (dBm) >=-135 (No Coverage)

Conclusion

- We will meet coverage requirement better at the highest RAD @ 120ft
- 100ft is a good fallback RAD center if we cant Achieve 120ft

New Tower Location:

- GPS Coordinates: 61.70263, -148.982128



State of Alaska

Department of Transportation and Public Facilities

Driveway Approval to Construct ATC 33536

Contact Name: Helmundt Strumpher Phone Number: (720) 466-1508

Owner: Atlas Tower 1, LLC
Mailing Address: 2500 Bluff St. Suite 304
Boulder, CO 80030

Driveway Location: South one-half of the Southeast one-quarter (S1/2 SE1/4) Section 30, Township 19 North, Range 3 East, Seward Meridian, in the Records of the Palmer Recording District, Third Judicial District, Parcel ID # 531526

Approval to Construct Expires: 09/30/2026

This Approval to Construct (ATC) pertains only to State rights of way.

Driveway Provisions:

A copy of this ATC must be on site during construction of the driveway.

The State reserves the right to require the removal of all activities from the area if any conditions of this ATC are violated.

This ATC is not a property right but a temporary authorization revocable by the State upon violation of any provision, special conditions, or other reasons. All reasonable attorney's fees and costs associated with legal or enforcement actions related to the terms and conditions of this ATC will be borne by the Owner.

A driveway constructed within the State rights of way is the property of the State, but all cost and liability arising from the construction, operation, or maintenance of a driveway is at the sole expense of those lands served. The Department is not obligated to change its maintenance practices to accommodate a driveway or to incur any additional expense removing snow berms or other obstructions from a driveway within the rights of way resulting from the Department's activities, or activities under a permit issued under 17 AAC 15 (Utility and Railroad Permits).

Any survey monument or monument accessory which will be disturbed or destroyed during construction of the driveway, will be referenced prior to the disturbance and restored or replaced by a Land Surveyor licensed in the State of Alaska. The Land Surveyor must file a Monument Record in accordance with AS 34.65.040. All Monument Records will be reviewed by the Department prior to filing with the District Recorder.

The Owner is responsible for adjusting, relocating, or removing the access, without cost or liability to the Department, if the use or safety of the highway requires.

The Applicant/Owner, or their contractor, shall identify and coordinate with all Utilities that own, operate, or maintain facilities within the work area to relocate and/or adjust their facilities to accommodate the proposed improvements. The cost to relocate and/or adjust utility facilities shall be borne by the Applicant/Owner. Call 811 before performing any construction activities onsite.

The Owner will obtain all necessary Federal, State, and Municipal permits and licenses required by law. Note: for relocation or adjustment of any utility within State rights of way a Department of Transportation Utility Permit (or amendment as appropriate) is required.

The Owner will pay all taxes and special assessments lawfully imposed upon the permitted area and pay other fees and charges assessed under applicable law.

Placement of fill material in waters of the U.S., including wetlands and streams, requires prior authorization from the U.S. Army Corps of Engineers (USACE). It is the responsibility of the Owner to contact the USACE before filling activities take place.

The Owner will construct and maintain the driveway in such a manner that the highway, and all the highway's appurtenances or facilities, are not impaired or endangered in any way. These include drainage facilities, pipes, culverts, ditches, traffic control devices, streetlights, pathways, and sidewalks.

If, as a result of this project, any improvements within the State-owned rights of way are damaged, the Owner will be responsible for returning them to their previous condition.

No person will place, leave, or deposit upon any street, avenue, alley, sidewalk, or other public rights of way any snow or ice which has been removed from a private driveway, private parking area, or the adjacent property. The Owner is responsible for their snow removal contractor's actions concerning placement of snow from Owner's property.

The Owner will indemnify, defend, and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Owner's use of or activities in the area.

No equipment or materials are permitted on the shoulder during non-working hours.

All litter and debris generated due to this project must be removed and properly disposed of by the contractor. The Owner will be responsible for all costs incurred by the State associated with clean up or restoration of the State rights of way.

If a culvert is required by this ATC, the following applies:

- Culvert length and ditch depth, as stipulated in the Design Criteria, are generally based on information supplied by the applicant, and must be verified on site during construction,
- Culvert and culvert ends must be installed at time of the driveway construction,
- Ensure a minimum ground cover of 12-inches is over the culvert prior to paving,
- Maintain existing drainage patterns.

The Owner will pave from the edge of pavement to the radius return or the distance stipulated by the Design Criteria “Landing length.” Prior to paving, saw-cut 12-inches from the edge of pavement and tack coat.

A permit for this driveway will be issued only after construction is complete and accepted by the Department of Transportation and Public Facilities.

Design Criteria:

A.	Driveway width	14	Feet
B.	Left edge clearance	70	Feet
C.	Right edge clearance	300	Feet
D.	Left return radius	20	Feet
E.	Right return radius	20	Feet
F.	Shoulder width	2	Feet
G.	Approach angle	90	Degrees
H.	Curb type	n/a	
I.	Curb to sidewalk distance	n/a	
J.	Left driveway foreslope	6:1	Or match existing
K.	Right driveway foreslope	6:1	Or match existing
L.	Culvert length	22	Feet (field fit)
M.	Landing grade	2	Percent
N.	Landing length	20	Feet
O.	Culvert size	18	Inches
P.	Culvert type	Corrugated Metal Pipe (CMP)	
Q.	Ditch depth	2	Feet
R.	Shoulder type	Gravel	
S.	Road surface type	Asphalt	
T.	Driveway surface type	Asphalt	

Traffic Control for Driveway Construction:

The Owner or their contractor shall obtain a Lane Closure Permit for any work that closes traffic lanes, roadway shoulder, or pathway/sidewalk.

Short term or short duration work within the right of way does not typically require a Lane Closure Permit provided it conforms to the table below:

	WORK ON THE SHOULDER	WORK BEYOND SHOULDER (ROADSIDE)
DURATION	Less than 1 hour	Less than one day
TIME OF DAY	Daylight conditions only	
BASIC TRAFFIC SAFETY REQUIREMENTS	Use high intensity rotating, flashing, oscillating or strobe light on top of all vehicles, visible for 700 feet or more in all directions. Wear orange work vests labeled as meeting ANSI/ISEA 107-2004 Class 2, with Level 2 retroreflective material.	
WORK EXAMPLES	Offloading equipment to the roadside. Matching paved driveway to edge of roadway pavement. Sweeping the roadway shoulder.	

Do not park equipment within 30 feet of the edge of traveled way or within 10 feet of a curb when not working.

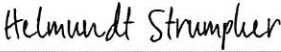
Special Conditions:

None Noted


Incorporated as part of this ATC:

- Site Plan

I, Helmundt Strumpher, the Tenant, acknowledge and accept that I will comply with all the provisions and conditions of this ATC.

DocuSigned by:

 5C579E2FA4AD44B...
 Owner Signature

7/11/2024
 Date


 DOT&PF Signature

7/15/24
 Date



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No. 2024-AAL-442-OE
Page 91 of 131

Issued Date: 07/30/2024

Mike Powers
Atlas Tower 1, LLC
3002 Bluff Street
Suite 300
Boulder, CO 80301

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Sutton - HOUSE
Location: Sutton, AK
Latitude: 61-42-09.70N NAD 83
Longitude: 148-58-54.00W
Heights: 843 feet site elevation (SE)
129 feet above ground level (AGL)
972 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/30/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2990, or paul.holmquist@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AAL-442-OE.

Signature Control No: 625166549-628662256

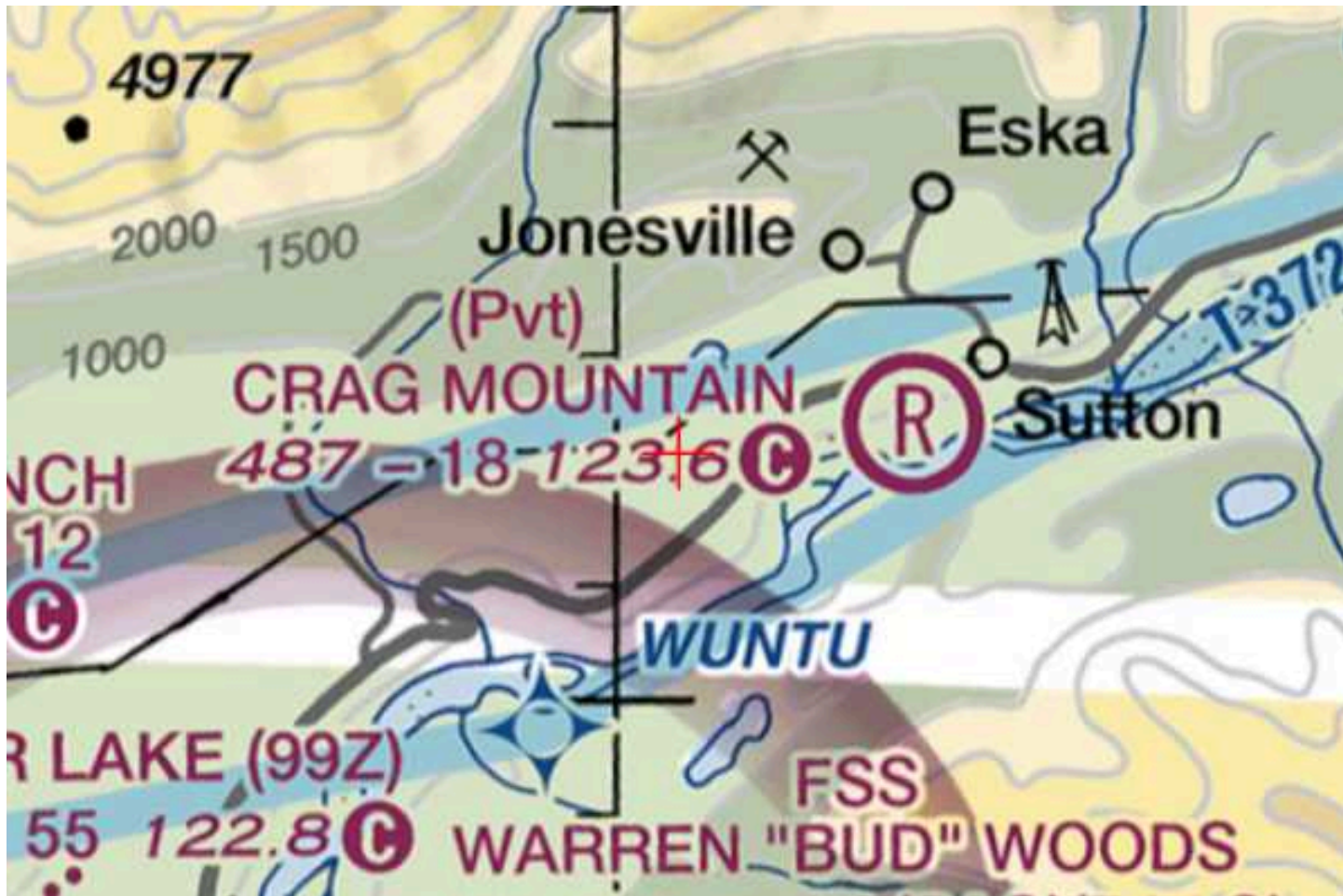
(DNE)

Paul Holmquist
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



From: [Corinne Lindfors](#)
To: [Rick Benedict](#); [Peggy Horton](#)
Cc: [Jason Ortiz](#)
Subject: FW: Section 106 Notification of SHPO/THPO Concurrence- Email ID #10094114
Date: Thursday, August 22, 2024 4:30:04 PM

Hi all,

Here is an FYI: Please let me know if I need to do anything else about this.

Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Thursday, August 22, 2024 4:16 PM
To: Corinne Lindfors <Corinne.Lindfors@matsugov.us>
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #10094114

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 08/22/2024

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: None

File Number: 0011175415

TCNS Number: 282407

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/30/2024

Applicant: Atlas Tower Companies

Consultant: Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment:

No

Site Name: Sutton AK

Site Address: Mile 58 Road

Detailed Description of Project: Our client proposes to construct a 89' self-support tower, in a new 50'x50' lease area. A new 20'wide access/utility easement will go about 130' E from Mile 58 Rd to the lease area, w/ a turnaround area on W wall of comp.

Site Coordinates: 61-42-9.8 N, 148-58-54.0 W

City: Sutton

County: MATANUSKA-SUSITNA

State:AK

Lead SHPO/THPO: Alaska DNR, Ofc History & Archeology

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

CORRESPONDENCE

From: [Rick Benedict](#)
To: [Tyler Shenk](#)
Cc: [Katelyn Sandoval](#)
Subject: FW: Sutton - Telecommunication Tower
Date: Tuesday, September 24, 2024 3:48:00 PM
Attachments: [image001.png](#)

Tyler,

Please reference the feedback to your question from our PD&E department chained in this response.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Tuesday, September 24, 2024 3:26 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Sutton - Telecommunication Tower

Rick,

When PD&E is reviewing the site plans, we are checking to see that the site does not drain directly into the ROW or cause increased runoff to surrounding properties. One option to contain the extra runoff from the site would be to crown the access drive so that the runoff remains on site.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

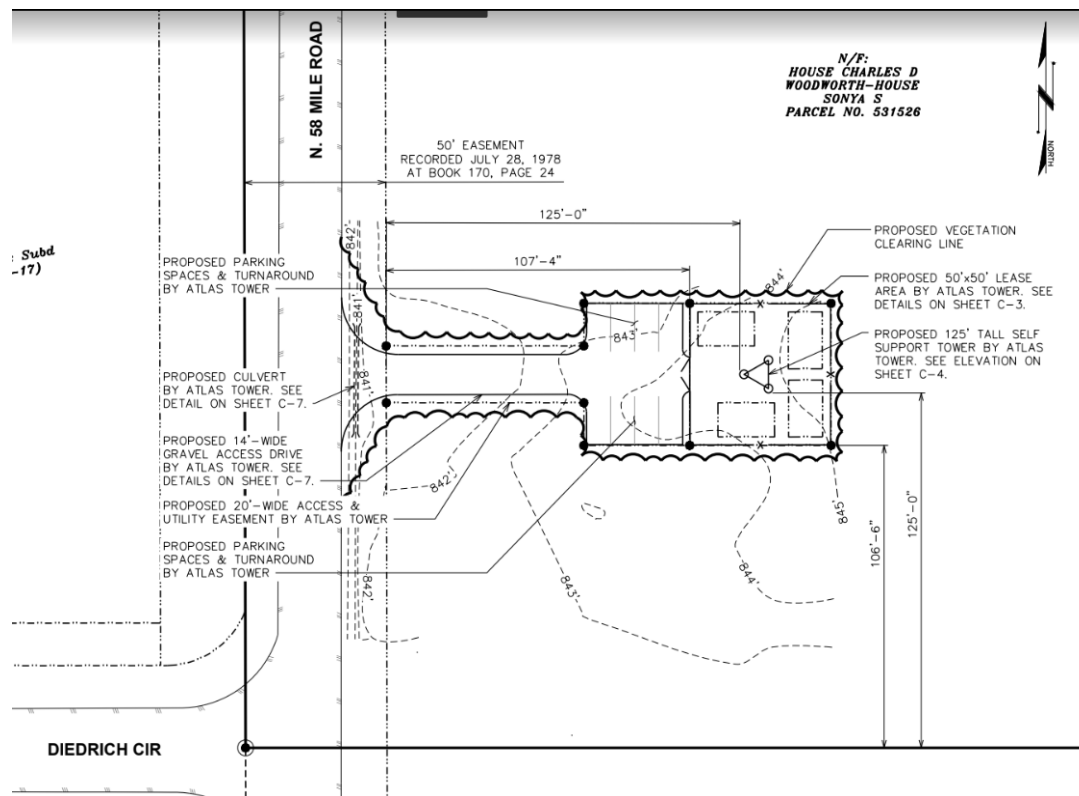
From: Tyler Shenk <tshenk@tepgroup.net>
Sent: Tuesday, September 24, 2024 8:19 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Katelyn Sandoval <ksandoval@tepgroup.net>
Subject: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Good morning Rick,

I'm reaching out about the attached comments we received. I called the number listed on the comment and asked for Rick, but was told that I had the wrong number.

I was asked to help with the stormwater side of this proposed cell tower project, and I see there is a comment about containing additional runoff on-site. The parent parcel generally slopes down from east to west, towards the Right of Way at N. 58 Mile Road. It seems to me that runoff from our small project will inevitably west towards the Right of Way we are connecting to for access. Of course, any additional runoff resulting from the project will be extremely minimal due to our small scope. Our total disturbance is <10,000 SF.

Could you please help me understand your Borough's stormwater requirements for small projects, and let me know if there is anything specific you had in mind that you'll like us to design for our site?



Thanks,

Tyler Shenk, PE

Senior Project Manager | TEP (www.tepgroup.net)

117 Shockoe Slip, Richmond, VA 23219 | Mobile: (540) 383-1342



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

April 12, 2024

Atlas Towers 1, LLC
Attn: Helmundt Strumpher
3002 Bluff Street, Ste 300
Boulder, CO 80301

SUBJECT: Tall Structure Administrative Permit Application MSB 17.67
Request for Required Information

LOCATION: Tax ID #7762000L002

Dear Mr. Strumpher,

Borough staff has reviewed the submitted application material and site plan(s) for an Administrative Permit for a Tall Structure on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request:

1. The submitted application is not complete.
 - a. Provide a detailed narrative addressing all requirements and standards on pages 3 and 4 of the application.
 - b. Provide the name of the special land use district on page 1 (Sutton SPUD).
 - c. Describe whether the project requires more than 220 volts for operation. Update the application to accommodate signage required by MSB 17.67.090(C)(1).
 - d. Provide a narrative explaining whether the proposed tower complies with the Federal Aviation Administration's requirements regarding CFR Title 14 Part 77.9.
 - e. Provide a copy of the Federal Aviation Administration's determination of no hazard to air navigation according to MSB 17.67.070(A)(6).
 - f. Provide a narrative to describe whether breakpoint technology will be utilized. If not, explain why considering the tower's proximity to the west and south property lines.
2. According to the application materials and site plans, the minimum setback requirements for the proposed tower to the west and south lot lines are not being met according to MSB 17.67.090(A)(2).
3. As per MSB 17.125.010 a "certified site plan": *means a site plan that is prepared and sealed by an architect, professional engineer, or land surveyor, authorized to engage in that*

profession by the state of Alaska. The certified site plan shall be at a scale of one-inch equals 50 feet (or less) showing dimensions and locations of all existing and proposed development on the site in relationship to all property lines.”

- a. The proposed tower and compound's site plan and architectural drawings must be prepared by an architect, professional engineer, or land surveyor registered in the State of Alaska.
 - b. Provide engineering plans for the tower piers (i.e. concrete footing, etc.).
 - c. Describe the tower type in the certified materials (i.e. monopole, lattice, guyed).
 - d. The property owner's address is incorrectly listed on the site plans.
 - e. Ensure legends are provided on each page of the certified documents.
 - f. Ensure scaling of one-inch equals 50 feet (or less) is utilized.
 - g. Ensure all rights-of-ways are identified and labeled, to include dimensions, on the certified plans.
 - h. Ensure the certified site plan reflects drainage patterns for the subject property.
 - i. Ensure all utility easements are identified and labeled on and adjacent to the proposed subject property.
4. Provide photos of the proposed tall structure's building site.
 - a. From all public roads adjacent to the subject property.
 - b. In all directions (north, south, east, and west) from the approximate location of the proposed tower site.
 5. Requirements of MSB 17.67.090(B)(1) are not addressed in the application.
 - a. The proposed use requires a minimum of two parking spaces on the subject property. Provide a narrative addressing this requirement and reflect all parking spaces on the certified site, compound, and survey plans.
 - b. Adequate vehicle parking shall be provided on the subject property, outside of public use easements and rights-of-way to enable emergency vehicle access. Indicate the location and dimensions of the proposed parking area on the certified site plan (no more than two spaces are required).
 6. MSB 17.67.090(C)(1) states the following signage shall be visibly posted at the equipment compound:
 - a. Informational signs to identify the tower, such as the antenna structure registration number required by the Federal Communications Commission and the party responsible for the operation and maintenance of the facility.
 - b. If more than 220 volts are necessary for the facility's operation, warning signs shall be located at the facility's base. They shall display in large, bold, high-contrast letters the following: “HIGH VOLTAGE—DANGER.”
 - c. A 24-hour emergency contact number.
 7. The Borough has no record of a driveway permit application and/or the issuance of a driveway permit for the subject property. Provide a narrative addressing legal access to the subject property concerning the MSB 11.12 – Driveway Standards requirements.

8. Provide a narrative detailing the timeline for dedicating the 20-foot access and utility easement identified in the application and on the certified site plan.

Once an application has been determined complete, staff will begin the public notice process. Should you have any questions or require additional information, please contact me by phone or email.

Respectfully,

Rick Benedict

Current Planner
Matanuska-Susitna Borough
(907) 861-8527 Direct



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

July 3, 2024

Atlas Towers 1, LLC
Attn: Helmundt Strumpher
3002 Bluff Street, Ste 300
Boulder, CO 80301

SUBJECT: Tall Structure Administrative Permit Application MSB 17.67
Request for Required Information

LOCATION: Tax ID #7762000L002

Dear Mr. Strumpher,

Borough staff has reviewed the re-submitted application material and site plan(s) for an Administrative Permit for a Tall Structure on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request:

1. The submitted application is not complete.
 - a. The application narrative has not been fully updated to reflect the information requested in the borough's request for additional information dated April 12, 2024. Please provide an updated application narrative to address those items and the information requested in this communication.
 - b. Update the application narrative to describe the proposed tower type (i.e., Lattice, monopole, guyed, etc.).
 - c. In the application narrative, provide the name of the special land use district where the proposed tower will be located (i.e., Sutton Special Land Use District).
 - d. Describe whether the project requires more than 220 volts for operation. If so, update the application narrative to accommodate signage required by MSB 17.67.090(C)(1).
 - e. Provide an updated narrative to explain whether the proposed tower complies with the Federal Aviation Administration's (FAA) requirements regarding CFR Title 14 Part 77.9. If a response from the FAA is pending, please provide the anticipated date of acceptance.
 - f. If available, provide a copy of the FAA's determination of no hazard to air navigation according to MSB 17.67.070(A)(6). If pending, please update the application narrative to indicate when this item is expected.

- g. Provide a narrative describing whether breakpoint technology will be utilized on this tower.
2. Provide a certified site plan as required by MSB 17.67.070(A)(5). As per MSB 17.125.010, a “certified site plan”: means a site plan that is prepared and sealed by an architect, professional engineer, or land surveyor, authorized to engage in that profession by the state of Alaska. The certified site plan shall be at a scale of one-inch equals 50 feet (or less) showing dimensions and locations of all existing and proposed development on the site in relationship to all property lines.”
 - a. The proposed tower and compound's site plan and architectural drawings must be prepared by an architect, professional engineer, or land surveyor registered in Alaska.
 - b. Provide engineering plans for the tower piers (i.e. concrete footing, etc.).
 - c. Describe the tower type in the certified materials (i.e. monopole, lattice, guyed).
 - d. Ensure scaling of one-inch equals 50 feet (or less) is utilized.
 - e. Ensure the certified site plan reflects drainage patterns for the subject property.
 - f. Ensure all utility easements are identified and labeled on and adjacent to the proposed subject property.
3. The PowerPoint presentation “Sutton Photo Sims” submitted on June 21, 2024, which contains pictures of the proposed site, incorrectly describes the proposed tower’s height. Information within the presentation suggests the proposed tower is 85’ in height, while other application areas indicate the tower is at 125’. Please correct this information to describe the proposed tower height accurately.
4. Requirements of MSB 17.67.090(B)(1) are not addressed in the application.
 - a. The proposed use requires a minimum of two parking spaces per provider on the subject property. The application material suggests a potential for up to four providers. Provide a narrative addressing this requirement, including the number of proposed spaces, and reflect all parking spaces on the certified site, compound, and survey plans.
 - b. Adequate vehicle parking shall be provided on the subject property, outside of public use easements and rights-of-way to enable emergency vehicle access. Indicate the location and dimensions of the proposed parking area on the certified site plan (no more than two spaces are required per provider).
5. MSB 17.67.090(C)(1) states the following signage shall be visibly posted at the equipment compound:
 - a. If more than 220 volts are necessary for the facility's operation, warning signs shall be located at the facility's base. They shall display the following in large, bold, high-contrast letters: “HIGH VOLTAGE—DANGER.” In the application narrative, describe whether the proposed tower will require more than 220 volts for operation.
 - b. A 24-hour emergency contact number.
6. The Borough has no record of a driveway permit application and/or the issuance of a driveway permit for the subject property. A driveway permit is required per borough code. Provide a narrative addressing legal access to the subject property concerning the requirements of MSB

11.12 – Driveway Standards requirements and submit all necessary driveway permit application materials to the permitting office.

7. Provide a narrative detailing the timeline for dedicating the 20-foot access and utility easement identified in the application and on the certified site plan.

Once an application has been determined complete, staff will begin the public notice process. Should you have any questions or require additional information, please contact me by phone or email.

Respectfully,

Rick Benedict

Current Planner
Matanuska-Susitna Borough
(907) 861-8527 Direct

Attachments:

- 1) MSB Driveway Permit Application



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

July 30, 2024

Atlas Towers 1, LLC
Attn: Helmundt Strumph
3002 Bluff Street, Ste 300
Boulder, CO 80301

SUBJECT: Tall Structure Administrative Permit Application MSB 17.67
Request for Required Information

LOCATION: Tax ID #7762000L002

Dear Mr. Strumph,

Borough staff has reviewed the re-submitted application material and site plan(s) for an Administrative Permit for a Tall Structure on the above-referenced property. It has been determined that the following information needs to be provided and/or clarified to process this request:

1. The submitted application is not complete.
 - a. The application narrative has not been fully updated to reflect the information requested in the borough's request for additional information dated July 3, 2024. Please provide an updated application narrative to address those items and the information requested in this communication.
 - b. Update the application narrative to describe the proposed tower type (i.e., Lattice, monopole, guyed, etc.).
 - c. The application material indicates that the Federal Aviation Administration (FAA) will respond in August 2024. When received, provide a copy of the FAA's determination that there is no hazard to air navigation according to MSB 17.67.070(A)(6). Should lighting be required on the tower, provide a narrative describing how the lighting will be installed and maintained in accordance with the FAA and update the certified site plans to reflect the lighting on the tower.
 - d. The application narrative describes the site address as 18292 E. Stayton Avenue. Please update the application narrative to identify the site address correctly.
2. The engineering plans for the tower and grounds submitted on July 12, 2024, have been forwarded to the Borough's Pre-Design & Engineering Division (PD&E) for review. Upon completion, you will receive comments, if any.

3. Provide a narrative detailing the timeline for dedicating the 20-foot access and utility easement identified in the application and on the certified site plan.

Once an application has been determined complete, staff will begin the public notice process. Should you have any questions or require additional information, please contact me by phone or email.

Respectfully,

Rick Benedict

Current Planner
Matanuska-Susitna Borough
(907) 861-8527 Direct



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

August 23, 2024

Atlas Towers 1, LLC
Attn: Helmundt Strumph
3002 Bluff Street, Ste 300
Boulder, CO 80301

SUBJECT: Tall Structure Administrative Permit Application MSB 17.67
Request for Required Information
LOCATION: Tax ID #7762000L002

Dear Mr. Strumph,

The Borough Pre-Design & Engineering Department has provided feedback concerning the proposed drainage and site plans in the updated application submittal. It has been determined that the following updates are needed for the proposed drainage plan:

1. The engineering plans for the tower and grounds submitted on July 12, 2024, have been reviewed by the Borough's Pre-Design & Engineering Division (PD&E). The following comments were made:
 - a. Proposed drainage plan shows the runoff from the gravel pad and driveway draining into the road ROW. Redesign so that the additional runoff created by the development is contained within the site.
 - b. Redesign the driveway so that it slopes away from N. 58 Mile Road for, at a minimum, the first 10' according to MSB 11.12.50(A)(3)(a).
 - c. The ESCP (Sheet C-6) shows silt fences crossing the ROW and roadside ditch. Redesign so that the silt fences do not cross onto public ROW or cross existing ditch lines.

Please contact me by phone or email with questions.

Respectfully,

Rick Benedict

Current Planner
Matanuska-Susitna Borough
(907) 861-8527 Direct



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

September 16, 2024

Atlas Towers 1, LLC
Attn: Helmundt Strumph
3002 Bluff Street, Ste 300
Boulder, CO 80301

SUBJECT: Tall Structure Administrative Permit Application MSB 17.67
Request for Required Information

LOCATION: Tax ID #7762000L002

Dear Mr. Strumph,

The Borough Pre-Design & Engineering (PD&E) Department has provided feedback concerning the proposed drainage plans in the updated application submittals on July 12, 2024, and August 30, 2024. PD&E determined the following updates are still needed for the proposed drainage plan:

1. On August 14, 2024, PD&E commented stating the proposed drainage plan shows the runoff from the gravel pad and driveway draining into the road ROW. PD&E requested the applicant redesign the drainage plan, so the additional runoff created by the development is contained within the proposed tower site.
2. On September 10, 2024, PD&E commented, stating the following comment has not been addressed, “redesign the drainage plan, so the additional runoff created by the development is contained within the proposed tower site.”

Please contact me by phone or email with questions.

Respectfully,

Rick Benedict

Current Planner
Matanuska-Susitna Borough
(907) 861-8527 Direct

From: [Helmundt Strumpher](#)
To: [Rick Benedict](#)
Subject: Fw: Sutton - Telecommunication Tower
Date: Monday, September 30, 2024 2:12:03 PM
Attachments: [Sutton_20240930_Construction_Rev2.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Please find the updated drainage plans

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Friday, 23 August 2024 at 14:55
To: Helmundt Strumpher <hstrumpher@atlastowers.com>
Cc: Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have attached a request for additional information based on feedback from the Borough's Pre-Design and Engineering (PD&E) Department. The described changes must be made and returned for review and approval by PD&E before the public hearing date. Otherwise, the permit may not be issued until the described items are addressed.

The October 3rd public hearing is still scheduled, and you are free to attend by phone if you prefer. There is no need to attend the meeting in person unless, of course, that is your preference. Re-scheduling the public hearing may be considered if the items noted in the attached request letter are not resolved before the meeting. However, I am confident we will move forward as scheduled.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Friday, August 23, 2024 7:28 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Planning my trip to AK and wanted to confirm the meeting is set for 10/3?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

From: Rick Benedict <Rick.Benedict@matsugov.us>

Sent: Friday, August 2, 2024 10:48

To: Helmundt Strumpher <hstrumpher@atlastowers.com>; Cornelius Whitehead <cwhitehead@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have reviewed the recent document submissions. Other than awaiting review by the

From: [Rick Benedict](#)
To: [Helmundt Strumpher](#)
Cc: [Cornelius Whitehead](#)
Subject: RE: Sutton - Telecommunication Tower
Date: Monday, September 16, 2024 12:09:00 PM
Attachments: [PD&E comments 8-14-2024.pdf](#)
[PD&E comments 9-10-2024.pdf](#)
[Atlas Tower 1 RFAI 9-16-24.pdf](#)

Hello Helmundt,

Our PD&E department reviewed the updated site and drainage plans submitted on August 30, 2024, and stated that their previous comments regarding the drainage plan had not been addressed. Please see the attached request for additional information.

If this matter is not resolved by the hearing date, a condition of approval will be recommended to the director that the drainage plan be modified by the applicant and approved by our PD&E department prior to the issuance of a permit for the tall structure.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Friday, August 30, 2024 8:00 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Please find the updated CD's, with below requested amendments

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Friday, 23 August 2024 at 14:55
To: Helmundt Strumpher <hstrumpher@atlastowers.com>
Cc: Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have attached a request for additional information based on feedback from the Borough's Pre-Design and Engineering (PD&E) Department. The described changes must be made and returned for review and approval by PD&E before the public hearing date. Otherwise, the permit may not be issued until the described items are addressed.

The October 3rd public hearing is still scheduled, and you are free to attend by phone if you prefer. There is no need to attend the meeting in person unless, of course, that is your preference. Re-scheduling the public hearing may be considered if the items noted in the attached request letter are not resolved before the meeting. However, I am confident we will move forward as scheduled.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Friday, August 23, 2024 7:28 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Planning my trip to AK and wanted to confirm the meeting is set for 10/3?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Friday, August 2, 2024 10:48
To: Helmundt Strumpher <hstrumpher@atlastowers.com>; Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have reviewed the recent document submissions. Other than awaiting review by the borough's PD&E department, we have a complete application and can move forward in scheduling an administrative hearing. We will have to consider PD&E's feedback, if any, when received.

I tentatively have you scheduled for an administrative hearing before the Planning and Land Use Director on Thursday, October 3, 2024. However, I must work with our department's administrative assistant to confirm this date, and she is not in the office at this time. Public notice will also need to be performed in line with MSB 17.03.

[CHAPTER 17.03: PUBLIC NOTIFICATION \(codepublishing.com\)](#)

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Tuesday, July 30, 2024 12:55 PM
To: Cornelius Whitehead <cwhitehead@atlastowers.com>; Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Good news!

We just received the FAA approval/determination

Please see attached

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Cornelius Whitehead <cwhitehead@atlastowers.com>

Date: Tuesday, 30 July 2024 at 14:18

To: Rick Benedict <Rick.Benedict@matsugov.us>

Cc: Helmundt Strumpher <hstrumpher@atlastowers.com>

Subject: Re: Sutton - Telecommunication Tower

Thank you Rick. This updated narrative should address all remaining issues and we will provide the FAA DNE as soon as it is available.

Please let me know if anything else is needed from our end.

Cornelius Whitehead

Project Manager

(720) 466-1508

cwhitehead@atlastowers.com

www.atlastowers.com

2500 30th Street, Ste 304 Boulder CO 80301



On Tue, Jul 30, 2024 at 2:06 PM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Helmundt,

This statement is regarding the information requested in #1 (b-d) of the letter.

- b. Update the application narrative to describe the proposed tower type (i.e., Lattice, monopole, guyed, etc.).
- c. The application material indicates that the Federal Aviation Administration (FAA) will respond in August 2024. When received, provide a copy of the FAA's determination that there is no hazard to air navigation according to MSB 17.67.070(A)(6). Should lighting be required on the tower, provide a narrative describing how the lighting will be installed and maintained in accordance with the FAA and update the certified site plans to reflect the lighting on the tower.

- d. The application narrative describes the site address as 18292 E. Stayton Avenue.
Please update the application narrative to identify the site address correctly.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Tuesday, July 30, 2024 11:56 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>; Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Please can you resend the specific additional information you request per the letter

The application narrative has not been fully updated to reflect the information requested in the borough's request for additional information dated July 3, 2024. Please provide an updated application narrative to address those items and the information requested in this communication.

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>
Date: Tuesday, 30 July 2024 at 13:40
To: Helmundt Strumpher <hstrumpher@atlastowers.com>, Cornelius Whitehead <cwhitehead@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Hello Helmundt,

I have reviewed the updated application materials for the Sutton Tower proposal. We almost

have a complete application. Please reference the attached request for additional information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Monday, July 29, 2024 6:39 AM
To: Cornelius Whitehead <cwhitehead@atlastowers.com>; Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

When would we expect the next feedback/comments on our submission?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer
hstrumpher@atlastowers.com
www.atlastowers.com
2500 30th St. Ste 304, Boulder, CO 80301

From: Cornelius Whitehead <cwhitehead@atlastowers.com>
Date: Friday, 12 July 2024 at 14:14
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: Re: Sutton - Telecommunication Tower

Hey Rick!

Happy Friday! Please see attached updated plans & narrative. Please let me know what else is needed from our end to continue this review!

Cornelius Whitehead
Project Manager
(720) 466-1508

cwhitehead@atlastowers.com

www.atlastowers.com

2500 30th Street, Ste 304 Boulder CO 80301

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On Wed, Jul 3, 2024 at 11:32 AM Rick Benedict <Rick.Benedict@matsugov.us> wrote:

Good afternoon Helmundt,

Thank you for your patience. Spring and summer are busy periods for our department. For future reference, MSB 17.67.060(A) requires our department to respond to tall structure applications within 15 calendar days of receipt.

I have attached a request for additional information. It appears that many items on my original request for information, which I submitted to you in April of this year, were not addressed in the June 21st re-submission. Please take a look and address those items in your amended submission.

Feel free to reach out with any questions.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Wednesday, July 3, 2024 5:00 AM

To: Cornelius Whitehead <cwhitehead@atlastowers.com>; Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning Rick

Wanted to check in on status of below please?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com
www.atlastowers.com
2500 30th St. Ste 304, Boulder, CO 80301

From: Cornelius Whitehead <cwhitehead@atlastowers.com>
Date: Monday, 01 July 2024 at 08:31
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: Re: Sutton - Telecommunication Tower

Hey Rick!

Happy Monday. Hope you had a good weekend. Just wanted to check in on our recent re-application. Did you have a chance to review? When should we expect to hear back from MSB?

Let us know if you have any questions.

Cornelius Whitehead
Project Manager
(720) 466-1508
cwhitehead@atlastowers.com
www.atlastowers.com
2500 30th Street, Ste 304 Boulder CO 80301

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On Fri, Jun 21, 2024 at 9:44 AM Cornelius Whitehead
<cwhitehead@atlastowers.com> wrote:

Hey Rick!

Please see attached updated documents for your review! Please let me know if you have any questions.

Cornelius Whitehead
Project Manager
(720) 466-1508
cwhitehead@atlastowers.com
www.atlastowers.com
2500 30th Street, Ste 304 Boulder CO 80301

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On Wed, Jun 12, 2024 at 10:16 AM Cornelius Whitehead

<cwhitehead@atlastowers.com> wrote:

Will do! Looking forward to speaking with you.

Cornelius Whitehead

Project Manager

(720) 466-1508

cwhitehead@atlastowers.com

www.atlastowers.com

2500 30th Street, Ste 304 Boulder CO 80301

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On Wed, Jun 12, 2024 at 10:14 AM Rick Benedict

<Rick.Benedict@matsugov.us> wrote:

Cornelius,

Noon on Friday works for me. Give me a call at (907) 861-8527, and we can discuss this further. I've got the time set aside for you.

Rick

From: Cornelius Whitehead <cwhitehead@atlastowers.com>

Sent: Wednesday, June 12, 2024 8:08 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Cc: Helmundt Strumphier <hstrumphier@atlastowers.com>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hey Rick,

Thanks for getting back to us. Helmundt is on some PTO for the remainder of the week but I have been pretty keyed in to this project and would be happy to jump on a call with you if possible.

My Friday is wide open, would 12pm your time work for a call? Let me know if not.

Look forward to hearing from you.

Cornelius Whitehead

Project Manager

(720) 466-1508

cwhitehead@atlastowers.com

www.atlastowers.com

2500 30th Street, Ste 304 Boulder CO 80301

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On Wed, Jun 12, 2024 at 10:05 AM Rick Benedict

<Rick.Benedict@matsugov.us> wrote:

Helmundt,

I'm available this Friday afternoon. Would you like to meet in person to discuss this, or would you prefer to discuss this in a conference call?

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Tuesday, June 11, 2024 9:12 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Cc: Cornelius Whitehead <cwhitehead@atlastowers.com>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Please see below from the carrier for this project in “yellow”

After reviewing the results, there is a significant difference in population covered signal strength between the two RAD centers.

Essentially, 30% of the population covered outdoors would experience poor or no indoor coverage.

Are you available this week to discuss best route/approach to get a 120' tower approved?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Wednesday, 05 June 2024 at 13:29

To: Helmundt Strumpher <hstrumpher@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have had the opportunity to complete the initial review for this CUP application within the Sutton SPUD area. A request for additional information has been attached. Please contact me if you have questions or require clarification on the request.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Wednesday, June 5, 2024 8:53 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Wanted to check in on possible review and response please?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Date: Tuesday, 28 May 2024 at 10:14

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

Thank you Rick!

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Tuesday, 28 May 2024 at 10:13

To: Helmundt Strumpher <hstrumpher@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Hello Helmundt,

Yes, we received the check. I'll be reviewing your new application and should have a response to you within the next few days.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Friday, May 24, 2024 6:19 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Good morning and happy Friday!

Wanted to check in and confirm if the check for the \$1000 arrived?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Date: Saturday, 18 May 2024 at 10:54

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

Hi Rick

Please find the submission and drawings attached

The \$1,000 was posted on Friday and should arrive shortly

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Thursday, 25 April 2024 at 14:30

To: Helmundt Strumpher <hstrumpher@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Helmundt,

Attached is an application for a basic Conditional Use Permit (CUP). The fee is \$1500.

The \$500 fee already paid for the Administrative Tall Structure application under MSB 17.67 can be applied to the new basic CUP application, leaving a balance of \$1000.

When completing the provided application, please note that your request is for an 85-foot communication tower under MSB 17.27.060(A)(2) because the proposed location is within the Sutton Special Land Use District (SPUD). The Sutton SPUD requires CUP's for structures over 50 feet. Provided the proposed tower is constructed at or below 85', a Conditional Use Permit under the standards of MSB 17.67 will not apply.

[CHAPTER 17.27: SUTTON SPECIAL LAND USE DISTRICT](#)
([codepublishing.com](#))

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Thursday, April 25, 2024 11:31 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Rick,

Wanted to let you know that we will be reducing the tower to 85' and will resubmit shortly

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Thursday, 18 April 2024 at 10:45
To: Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

Code requires a permit and public notice process for tall structures greater than 85 feet in height. At or below 85 feet does not requires a conditional use permit.

[Chapter 17.67 TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES \(codepublishing.com\)](#)

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Wednesday, April 17, 2024 1:08 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

If we reduce the height of the tower to below a certain height, will we still need to go through the public notice process?

Kind Regards,

Helmundt Strumpher
Chief Operating Officer
hstrumpher@atlastowers.com
www.atlastowers.com
2500 30th St. Ste 304, Boulder, CO 80301

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Date: Friday, 12 April 2024 at 15:14
To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

Rick,

Thank you for the feedback

Quick question : Has there been any other Tall Structure applications within the area and have any of these met opposition and was denied for approval?

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Friday, 12 April 2024 at 15:06

To: Helmundt Strumpher <hstrumpher@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I have reviewed your application and have attached a request for additional information. Please contact me if you have questions.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Friday, April 5, 2024 10:36 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Amazing and thank you for all your help!

Have a super weekend

Kind Regards,

Helmundt Strumper

Chief Operating Officer

hstrumper@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Friday, 05 April 2024 at 12:34

To: Helmundt Strumper <hstrumper@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Helmundt,

I received the check this morning. Your application has been placed in the queue for review, which generally takes up to 10 business days. I will attempt to complete it sooner and get back to you.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumper <hstrumper@atlastowers.com>

Sent: Friday, April 5, 2024 6:51 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Morning Rick!

Wanted to check if the check arrived?

Kind Regards,

Helmundt Strumper

Chief Operating Officer

hstrumper@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Date: Wednesday, 03 April 2024 at 10:33
To: Rick Benedict <Rick.Benedict@matsugov.us>, Jocelyn Gifford <jgifford@atlastowers.com>
Subject: Re: Sutton - Telecommunication Tower

Thank you Rick!

The check via Fedex, tracking number 775785213192 should arrive by tomorrow

Once received, please let me know if you need anything else to start the review process of the zoning application

Kind Regards,

Helmundt Strumpher

Chief Operating Officer

hstrumpher@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>
Date: Wednesday, 03 April 2024 at 10:28
To: Jocelyn Gifford <jgifford@atlastowers.com>, Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Hello,

The referenced check (#1219) for \$500 from Atlas Tower 1 was received today via USPS and destroyed as requested.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Jocelyn Gifford <jgifford@atlastowers.com>

Sent: Tuesday, April 2, 2024 7:56 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>; Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: FW: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello Rick –

I am sending a new check to you via Fedex, tracking number 775785213192, that should arrive on Thursday. Please destroy the first check when it arrives in your office via US Postal Service. Sorry for this delay. Thank you.

Jocelyn Gifford
Leasing and Administration Manager
Atlas Towers
720-504-1074

From: Rick Benedict <Rick.Benedict@matsugov.us>
Date: Monday, 01 April 2024 at 17:22
To: Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

Your email with the attached documents was received. They have not been reviewed to date. The application fee of \$500 has not been received. You indicated in your previous email that an update on the payment will be provided.

The Development Services Department does not review applications until the associated fee has been paid. Once the fee is received, your application will be placed in the queue for review and conducted on a first-come, first-serve basis. The initial review process is completed as soon as possible, usually within 2-weeks.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Monday, April 1, 2024 3:06 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Rick

Please can you confirm receipt of the application submission and confirm expected review and comments?

Kind Regards,

Helmundt Strumper

Chief Operating Officer

hstrumper@atlastowers.com

www.atlastowers.com

2500 30th St. Ste 304, Boulder, CO 80301

From: Helmundt Strumper <hstrumper@atlastowers.com>

Date: Wednesday, 27 March 2024 at 15:27

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

Hi Rick

Please find the application attached + zoning drawings

We will issue the check on Friday and send you the FedEx tracking info

Please can you review the application and confirm the application is complete

Kind Regards,

Helmundt Strumper

Chief Operating Officer

hstrumper@atlastowers.com

www.atlastowers.com

3002 Bluff Street, Suite 300, Boulder, CO, 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>

Date: Wednesday, 27 March 2024 at 11:41

To: Helmundt Strumper <hstrumper@atlastowers.com>

Subject: RE: Sutton - Telecommunication Tower

Hello Helmundt,

Checks are an acceptable form of payment and must be made payable to the Matanuska-Susitna Borough and mailed to:

Mat-Su Borough
Development Services Division
Attn: Permit Center
350 E. Dahlia Street
Palmer, AK 99645

Please reference on the memo line of the check that the payment is for a Tall Structure CUP application fee.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>
Sent: Wednesday, March 27, 2024 9:34 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Re: Sutton - Telecommunication Tower

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

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3002 Bluff Street, Suite 300, Boulder, CO, 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>
Date: Friday, 22 March 2024 at 12:32
To: Helmundt Strumpher <hstrumpher@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Helmundt,

The site is within the Sutton Community Council area. You can reach out to the local council to propose this construction and seek feedback.

Sutton Community Council

PO Box 344

Sutton, AK 99674

suttoncommunitycouncil@gmail.com

Meetings are last Wednesday each month @ 7pm at the Sutton Public Library

Here is a link addressing MSB code for the Sutton CC: [CHAPTER 17.27: SUTTON SPECIAL LAND USE DISTRICT \(codepublishing.com\)](#)

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumpher <hstrumpher@atlastowers.com>

Sent: Friday, March 22, 2024 10:17 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Re: Sutton - Telecommunication Tower

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Having an initial look at the proposed location of the site, do you see any items of concern?

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3002 Bluff Street, Suite 300, Boulder, CO, 80301

From: Rick Benedict <Rick.Benedict@matsugov.us>
Date: Friday, 22 March 2024 at 11:56
To: hstrumph@atlastowers.com <hstrumph@atlastowers.com>
Subject: RE: Sutton - Telecommunication Tower

Good morning Mr. House,

A tall structure of this type must be permitted by the borough. I have attached an application you will want to complete to apply for an administrative permit. The administrative permit fee is \$500 and must be received with the application. Please provide a narrative specifically addressing each question on the application and ensure that all required attachments are included.

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[Chapter 17.67 TALL STRUCTURES INCLUDING TELECOMMUNICATION FACILITIES, WIND ENERGY CONVERSION SYSTEMS, AND OTHER TALL STRUCTURES \(codepublishing.com\)](#)

Please contact me if you have any further questions after reviewing the code and application.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Helmundt Strumph <hstrumph@atlastowers.com>
Sent: Thursday, March 21, 2024 9:07 AM
To: Permit Center <Permit.Center@matsugov.us>
Subject: Sutton - Telecommunication Tower

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning,

Atlas Towers is looking to develop and build a telecommunication tower at the below parcel address

Dave House
MILE 58 RD
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Please find our site plan drawings attached

Could you kindly guide on next steps to complete permitting on this project

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3002 Bluff Street, Suite 300, Boulder, CO, 80301

Error! Filename not specified.

Error! Filename not specified.

Error! Filename not specified.

From: [Helmundt Strumpher](#)
To: [Rick Benedict](#)
Subject: Re: Sutton - Telecommunication Tower
Date: Wednesday, March 27, 2024 1:29:01 PM
Attachments: [Sutton_20240327_Zoning_Rev1\[48\].pdf](#)
[Sutton Tall Structure Application7-21-21.pdf](#)
[Sutton Permit Narrative Atlas Tower.pdf](#)

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Matanuska-Susitna Borough
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Matanuska-Susitna Borough
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3002 Bluff Street, Suite 300, Boulder, CO, 80301

COMMENTS



Matanuska-Susitna Borough

Development Services Division

Request for Review

Contact: Phone:

Due Date:

Project:

Special Considerations

Reviewed By: Date:

No Comment:

Comments:



Matanuska-Susitna Borough

Development Services Division

Request for Review

Contact: Rick Benedict - Current Planner Phone: 907-861-8527

Due Date: 8-21-2024

Project: Tall Structure Admin Permit #10032 - MSB Tax ID #7762000L002

Special Considerations

Request for PD&E review of tower and compound design, mitigation of drainage, and site plan review according to the requirements of MSB 17.67.060(C)(2) and (3), MSB 17.67.070(A)(2) and (5), MSB 17.67.080(B)(4), and MSB 17.67.090(A)(2)(a).

~~**8-13-24 Comment - Please review and provide comments if necessary**~~

Reviewed By: Daniel Dahms Digitally signed by Daniel Dahms
DN: cn=Daniel Dahms@matanuska.gov, o=City of Daniel Dahms, ou=Pre-Design
Engineer Users, ou=Capital Projects Users, ou=DSJ Users, ou=MSB Users,
DC=mat, DC=matanuska, DC=us
Date: 2024.08.13 14:28:38 -0500 Date:

No Comment:

Comments:

Proposed drainage plan shows the runoff from the gravel pad and driveway draining into the road ROW. Redesign so that the additional runoff created by the development is contained within the site. Redesign the driveway so that it slopes away N. 58 Mile Road for at a minimum the first 10' (11.12.50 (A)(3)(a). The ESCP (Sheet C-6) shows silt fences crossing the ROW and roadside ditch. Redesign so that the silt fences do not cross onto public ROW or cross existing ditch lines.

From: [Fred Wagner](#)
To: [Rick Benedict](#)
Subject: RE: Request for Review and Comments: MSB 17.67 – Tall Structures
Date: Tuesday, September 10, 2024 10:57:41 AM

Platting has no comments, or concerns.

Sincerely,

Fred Wagner, PLS
MSB Platting Officer
(907)861-7870 Office
(907)355-8507 Cell

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, September 10, 2024 10:18 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.67 – Tall Structures

APPLICANT: Helmundt Strumph, for Atlas Towers 1

LOCATION: Lot 2 of TKM AC Subdivision, Tax ID #7762000L002

An application for an Administrative Permit under MSB 17.67 – Tall Structures. The Planning Director will conduct a public hearing on this request on October 3, 2024.

Application materials may be viewed online at www.matsugov.us by clicking on 'All Public Notices & Announcements.' A direct link to the application material is here:

[Matanuska-Susitna Borough - Public Notice - Administrative Permit under MSB 17.67—Tall Structures \(matsugov.us\)](#)

Comments are due on or before **September 27, 2024**, and will be included in the Planning Director's packet for review and information. Please be advised that comments received after that date will not be included in the staff report to the Planning Director. Thank you for your review.

Respectfully,

Rick Benedict – Current Planner

Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

Agency Comments

From: [Huling, Kristina N \(DOT\)](#)
To: [Rick Benedict](#)
Cc: [Baski, Sean M \(DOT\)](#); [Beckwith, Morris R \(DOT\)](#); [Bosin, Anna D \(DOT\)](#); [Brad Sworts](#); [Rearden, Devki \(DOT\)](#); [Walsh, Matthew H \(DOT\)](#)
Subject: RE: Request for Review and Comments: MSB 17.67 – Tall Structures
Date: Monday, September 16, 2024 2:09:29 PM
Attachments: [9-16-24 DOT&PF Admin Permit 10032 Comment Letter - Atlas Tower - Tall Structures.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Attached are DOT&PF agency comments for the Atlas Tower admin permit. DOT&PF has no objections.

Thank you,

Kristina Huling

Mat-Su Area Planner | 907.269.0509
Alaska DOT&PF, Anchorage; Planning

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, September 10, 2024 10:18 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: Request for Review and Comments: MSB 17.67 – Tall Structures

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Division of Project Delivery
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

September 16, 2024

Rick Benedict, Planner II
Development Services Division
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Conditional Use Permit Review

Dear Mr. Benedict:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following conditional use permits and have no comments:

- **Admin Permit 10032 – Administrative Permit under MSB 17.67 Tall Structures – Atlas Tower (58 Mile Road)**

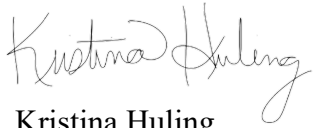
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action or change in use and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,

A handwritten signature in black ink that reads "Kristina Huling". The signature is written in a cursive, flowing style.

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Public Comments

DRAFT

ADMINISTRATIVE PERMIT



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

TALL STRUCTURE ADMINISTRATIVE PERMIT

PERMIT#: 10032

EFFECTIVE DATE: October 4, 2024

PERMIT SITE: Lot 2 of TKM AC Subdivision, Tax ID# 7762000L002

**PERMITTEE /
PROPERTY OWNER:** Atlas Tower 1, LLC
Charles D. House

Action: In accordance with Matanuska-Susitna Borough Code 17.67, an Administrative Permit for a 125-foot lattice telecommunications tower is hereby granted as referenced within this document.

General Requirements: All development and use of the permitted site shall occur as described in the approved application submitted and as further specified by the conditions listed herein. Any deviation from the requirements or conditions of this permit or from Borough code may be grounds for penalties as authorized by Borough code.

Specific Conditions of the Permit:

1. Prior to construction, the applicant shall provide the Borough with a drainage plan that demonstrates seasonal runoff from the proposed site will be contained on the subject property.
2. All aspects of the operation shall comply with the description detailed in the application material and with the conditions of this permit. An amendment to the Administrative Permit shall be required before any change of the conditional use.
3. The operation shall comply with all federal, state, and local regulations.
4. Borough-authorized representatives shall be allowed to inspect the site and related records at reasonable times to monitor compliance with all permit conditions. Upon reasonable notice from the Borough, the permittee shall provide necessary assistance to facilitate authorized inspections (MSB 17.67.300(D)).
5. The tower's height may not be increased unless proper permits are obtained in accordance with MSB 17.67.
6. The equipment compound and telecommunications tower shall be removed, at the owner's expense within 90 days after abandonment or termination of the permit in accordance with MSB 17.67.130(A)(1).

The decision may be appealed within five (5) calendar days of the MSB Planning Director's approval date in accordance with MSB 15.39.280 - Appeals; Commencement.

Alex Strawn, Planning & Land Use Director

Date of Issuance

DRAFT