



**Comments:**

MSB Emergency Services stated they are requesting a meeting with DOT engineers to discuss portions of the plat regarding the accessibility on and off the Parks Highway affecting Station 73, located on Springs Street. This station is the future home of Division of Emergency Service Administration, West Lakes Fire Station, Core Ambulance and potentially fleet maintenance for DES. **(Exhibit B)**

MSB Code Compliance stated there are no open cases for the area of the project and no flood hazard areas. **(Exhibit C)**

MSB Planning Division has no comments **(Exhibit D)**

City of Houston has no objections. **(Exhibit E)**

Enstar has no comments, recommendations or objections. **(Exhibit F)**

GCI has no objections. **(Exhibit G)**

Public comment was received by Hugh Barber, owner of parcel Section 8, T17N, R2W, parcel D8 and Tract A, Potter Place Addition #1. His comment, "Keep the frontage road next to the highway rather than cutting through people's property as is shown on the state map for the north side of the highway from Randall Rd. to Potter Rd. the state frontage road cuts through lots 8, 9 & 7, Section 8, T17N, R2W, Seward Meridian rather than being next to the highway as on the south side of the highway." Staff notes these comments are concerning the design, and not the acquisition of properties. **(Exhibit H-1)**

Mike Lachelt commented on behalf of the owner of Lot 2, Block 1, Chinook Park Subdivision stating he is concerned that the acquisition will adversely affect the value and planned use of the property. Staff notes this can be addressed during acquisition. **(Exhibit H-2)**

The owner of Lot 6, Meadow Creek Subdivision, Cherlon Sullivan, stated, "I am being put out of business and home and getting nowhere with D.O.T." Staff notes the acquisition map does not show any additional right-of-way needed from this parcel. **(Exhibit H-3)**

**CONCLUSION**

The Right of Way Acquisition Plat for the Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, Project #0A41029/Z543730000 is consistent with AS 40.15.380 *Applicability To Governmental Bodies; Right-Of-Way Acquisition Plats* and MSB 43.15.070 *Right Of Way Acquisition Plats*. A plat for a subdivision created by a government agency's acquisition of a road, street, highway, right-of-way, railroad right-of-way, or airport parcel is subject to approval under MSB 43.15.070 and is not subject to any other approval procedure for plats under MSB 43.15. Right-of-way acquisition plats are not subject to any of the other submission requirements for plats under MSB Title 43. The partial acquisition complies with MSB 43.20.281 *Area*, and MSB 17.55.010(E) *Setbacks*.

## **RECOMMENDATION FOR APPROVAL OF RIGHT-OF-WAY ACQUISITION PLAT:**

**Staff recommends approval of the Parks Highway MP 48.8 to 52.3 Reconstruction Project, Pittman Road to Big Lake road contingent on the following:**

1. All partial lot acquisitions shall be monumented at the intersection of the new ROW and lot line per MSB 43.15.070(D)(7).
2. All partial lot acquisitions shall comply with MSB 43.20.281(C).
3. Pay postage and advertising fees.
4. Condemnation must not create setback encroachments of existing structures below that allowed by the applicable borough code.
5. All road construction, partial takes and full takes are to be completed prior to final plat approval.
6. Submit the Right-of-Way Acquisition Plat in full compliance with MSB 43.15.070.
7. Include parcel number on page 32 for area being acquired from Lot 8, Block 6, End of the Rainbow.

## **FINDINGS**

1. The Right of Way Acquisition Plat for the Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, Project #0A41029/Z543730000 is consistent with AS 40.15.380 *Applicability To Governmental Bodies; Right-Of-Way Acquisition Plats* and MSB 43.15.070 *Right Of Way Acquisition Plats*.
2. A right of way acquisition plat is not subject to any of the other submission requirements for plats consistent with MSB 43.15.070(C)(1).
3. A right of way acquisition is not subject to the subdivision construction manual.
4. All monumentation, re-monumentation, right of way alignment and reconstruction and other requirements of the borough or of this title shall be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval, but not to be accomplished prior to the approval, shall be completed under the terms and conditions as are set out in writing by the borough. Any survey markers that control the length or direction of any property line shall be reset according to the new location.

5. Survey requirements of this title are not applicable to a right of way acquisition plat unless otherwise provided by written agreement between the borough and the government agency applying for the plat; the borough shall require re-monumentation or reference monumentation of subdivision control monuments, aliquot part section corner monuments and government survey control monuments that will be disturbed, destroyed or lost as a result of the proposed project. For this project all partial lot acquisitions are to be monumented at the intersection of the new right-of-way and lot line.
6. The preliminary approval of a right of way acquisition plat is effective for 120 months. The platting board or platting officer may grant an extension of up to 120 months for recording the final plat upon the finding that it is in the public interest to do so.
7. All decisions of the Platting Officer under this section are final unless appealed to the Platting Board within 10 days under MSB 43.35.003(A).
8. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281, the area after condemnation shall be the minimum area required for that lot if that lot met the minimum requirements before the condemnation and the resulting area after the condemnation is not less than 80 percent of the minimum required.
9. Within the borough, if a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot per MSB 17.55.
10. At the time of staff report write-up, three public objections have been received in response to the Notice of Public Hearing.
11. There were no objections to the plat from any federal, state, Borough agencies, or utilities.

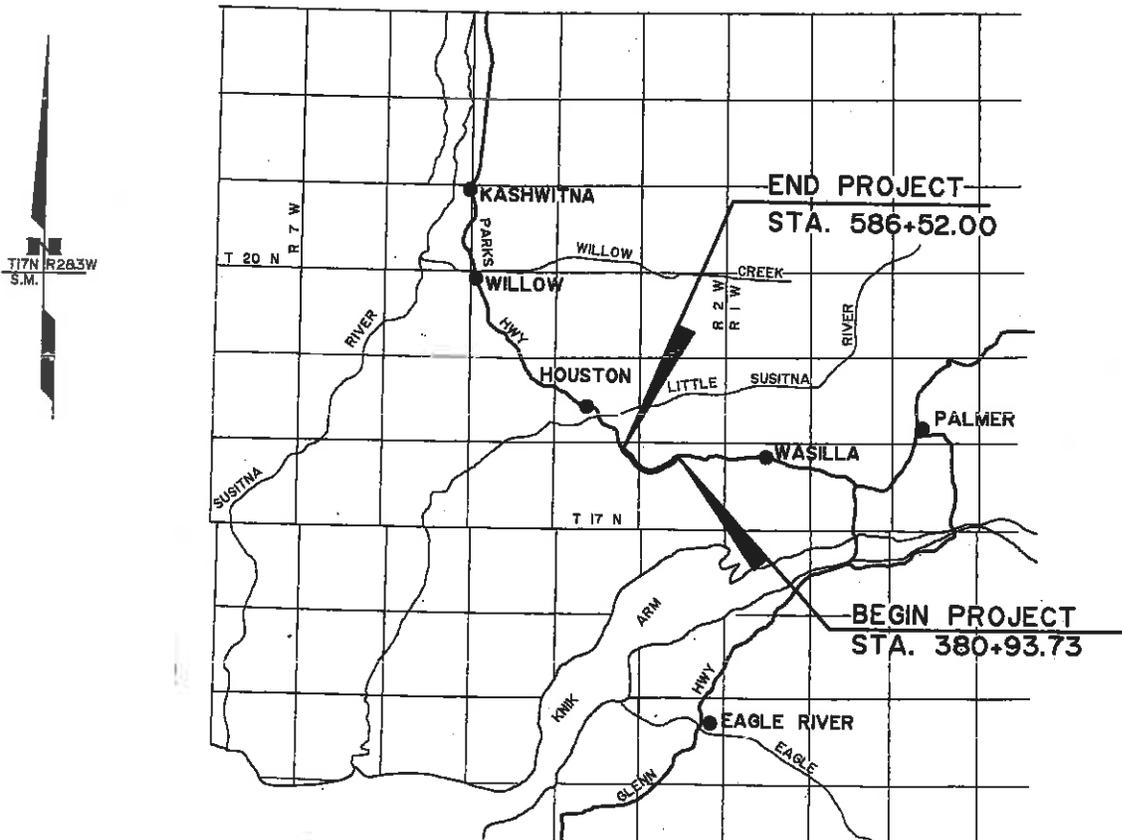
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
&  
PUBLIC FACILITIES

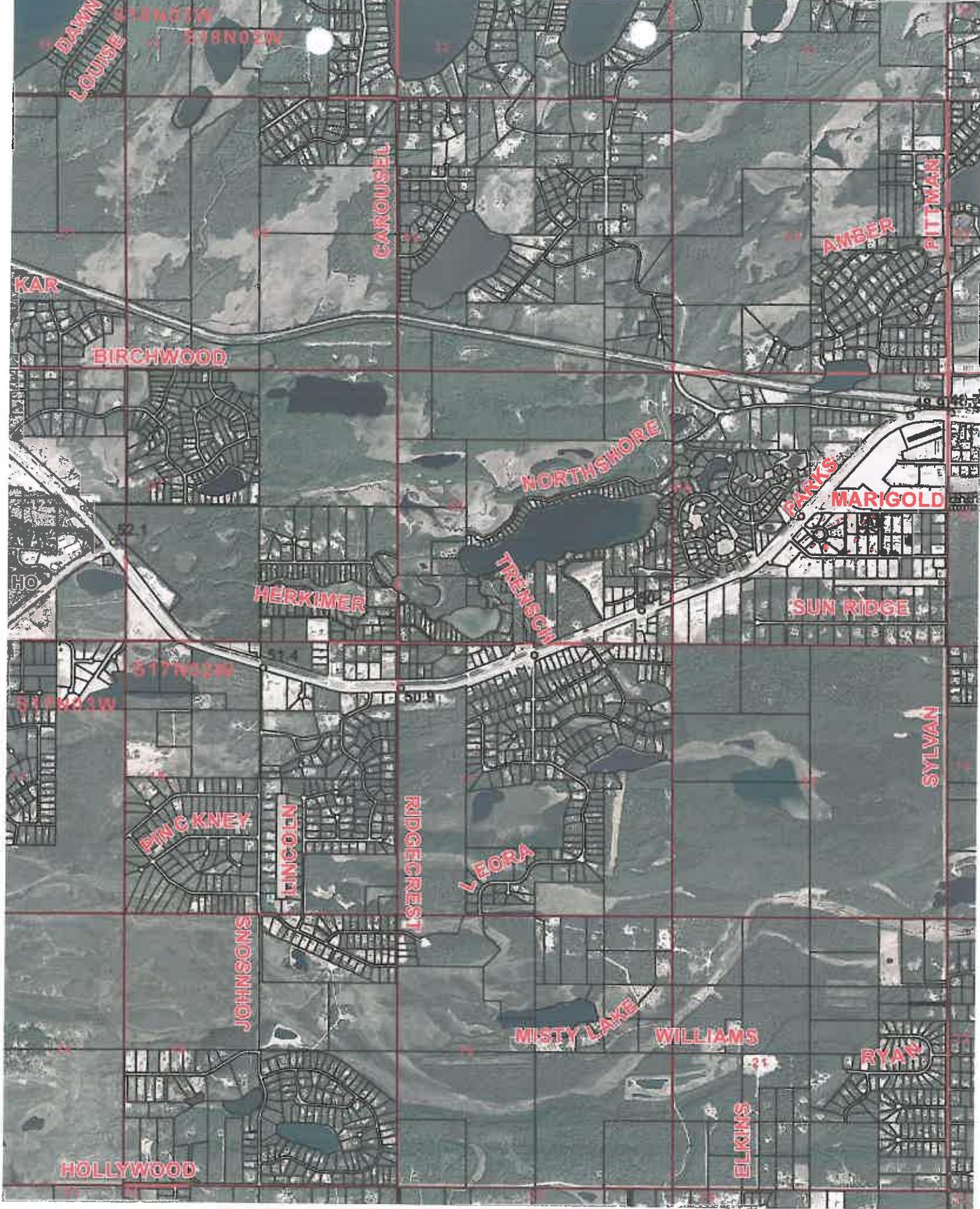
RIGHT OF WAY MAP

ALASKA PROJECT

**PARKS HIGHWAY  
MP 48.8 TO 52.3  
RECONSTRUCTION**  
PITTMAN ROAD TO BIG LAKE ROAD

**0A41029  
Z543730000**





## Cheryl Scott

---

**From:** Richard Boothby  
**Sent:** Monday, January 18, 2016 4:36 PM  
**To:** Cheryl Scott  
**Cc:** John Fairchild; James Steele; Ken Barkley; Bill Gamble  
**Subject:** RE: Parks Hwy ROW MP 48.8-52.3 Reconstruction

DES is asking for a meeting with DOT engineers to discuss and understand some of the plats and how access will work on and off the Parks hwy. This directly effects a main fire and EMS station, station 73, located on Springs street just off the Parks hwy. This station is the future home of Division of Emergency Service administration, West Lakes fire station, Core ambulance, and potentially Fleet maintenance for DES.

**From:** Cheryl Scott  
**Sent:** Friday, January 15, 2016 9:26 AM  
**To:** [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); Andy Dean; Bob Walden; Brad Sworts; Capital Projects; Cindy Corey; [dblehm@gci.com](mailto:dblehm@gci.com); Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Jennifer Ballinger; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Jessica Smith; Jim Jenson; John Aschenbrenner; [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [mearow@matanuska.com](mailto:mearow@matanuska.com); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); Nicole Wilkins; [ospdesign@gci.com](mailto:ospdesign@gci.com); Permit Center; Richard Boothby; [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); Sandra Cook; [Shane.M.McCoy@usace.army.mil](mailto:Shane.M.McCoy@usace.army.mil); Sheila Armstrong; [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; [tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov); [sdukes@houston-ak.gov](mailto:sdukes@houston-ak.gov); [tcopelin@houston-ak.gov](mailto:tcopelin@houston-ak.gov); [chumble@houston-ak.gov](mailto:chumble@houston-ak.gov); [tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org); [browne@mtaonline.net](mailto:browne@mtaonline.net); [iana@mtaonline.net](mailto:iana@mtaonline.net); Randall Kowalke  
**Cc:** Platting  
**Subject:** Parks Hwy ROW MP 48.8-52.3 Reconstruction.

All~

Attached is a Request for Comments for Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, project # Z543730000 / 0A41029. Also, attached is a vicinity map and preliminary plat. Comments are due by February 1, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)



Matanuska-Susitna Borough  
Development Services

# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

JAN 15 2016

Received

Comments Due: February 1, 2016

January 15, 2016

## Right-of-Way Acquisition Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or <u>N</u>
AK Dept. of Transportation – Aviation	SpUD Y or <u>N</u>
AK DNR, Division of Mining/Land	8040
AK DNR, Public Access Defense	FIRM # <u>8045</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fishing	_____
AK Railroad, Engineering Department	Date: <u>2/1/16</u> By: <u>[Signature]</u>
Corp of Engineers	_____
U.S. Postmaster	_____
City of: Houston	_____
Community Council: Meadow Lake	Assembly District #7
Fire Service Area: #136 West Lakes	_____
Road Service Area: #27 Meadow Lakes	_____
MSB – Borough Attorney	_____

Title:	Right-Of-Way Acquisition Plat
Location:	Sec 7-9, 17 & 18, T17N, R02W, Sec 12, T17N, R03W, S.M, AK
Petitioner:	State of Alaska Department of Transportation and Public Facilities
Address:	PO Box 196900, Anchorage, Alaska 99519-6900

**An application has been received for approval of a Right-of-Way Acquisition Plat for Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, project # Z543730000 / 0A41029.**

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

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 1, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 10, 2016**.

Kindest Regards,

*Cheryl Scott*

Cheryl Scott  
Platting Technician  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

Case #2016-007: Tax ID: N/A Tax Map #: HO 10 Pre-App Date: N/A

EXHIBIT C

## Cheryl Scott

---

**From:** Susan Lee  
**Sent:** Friday, January 15, 2016 2:00 PM  
**To:** Cheryl Scott  
**Subject:** RE: Parks Hwy ROW MP 48.8-52.3 Reconstruction

No comment.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

---

**From:** Cheryl Scott  
**Sent:** Friday, January 15, 2016 9:26 AM  
**To:** [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [alien.kemplen@alaska.gov](mailto:alien.kemplen@alaska.gov); Andy Dean; Bob Walden; Brad Sworts; Capital Projects; Cindy Corey; [dblehr@gci.com](mailto:dblehr@gci.com); Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Jennifer Ballinger; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Jessica Smith; Jim Jenson; John Aschenbrenner; [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [mearow@matanuska.com](mailto:mearow@matanuska.com); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); Nicole Wilkins; [ospdesign@gci.com](mailto:ospdesign@gci.com); Permit Center; Richard Boothby; [rqlenn@mta-telco.com](mailto:rqlenn@mta-telco.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); Sandra Cook; [Shane.M.McCoy@usace.army.mil](mailto:Shane.M.McCoy@usace.army.mil); Sheila Armstrong; [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; [tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov); [sdukes@houston-ak.gov](mailto:sdukes@houston-ak.gov); [tcopelin@houston-ak.gov](mailto:tcopelin@houston-ak.gov); [chumble@houston-ak.gov](mailto:chumble@houston-ak.gov); [tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org); [browne@mtaonline.net](mailto:browne@mtaonline.net); [ana@mtaonline.net](mailto:ana@mtaonline.net); Randall Kowalke  
**Cc:** Platting  
**Subject:** Parks Hwy ROW MP 48.8-52.3 Reconstruction

All~

Attached is a Request for Comments for Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, project # Z543730000 / 0A41029. Also, attached is a vicinity map and preliminary plat. Comments are due by February 1, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

## Cheryl Scott

---

**From:** Tom Copelin <Tcopelin@houston-ak.gov>  
**Sent:** Friday, January 15, 2016 3:52 PM  
**To:** Cheryl Scott  
**Subject:** RE: Parks Hwy ROW MP 48.8-52.3 Reconstruction

No objections

---

**From:** Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]  
**Sent:** Friday, January 15, 2016 9:26 AM  
**To:** [CEPOA-RD-S@usace.army.mil](mailto:CEPOA-RD-S@usace.army.mil); [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov); Andy Dean; Bob Walden; Brad Sworts; Capital Projects; Cindy Corey; [dblehm@gci.com](mailto:dblehm@gci.com); Eileen Probasco; Elizabeth Weiant; Eric Phillips; Frankie Barker; [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); Jennifer Ballinger; [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); Jessica Smith; Jim Jenson; John Aschenbrenner; [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [mearow@matanuska.com](mailto:mearow@matanuska.com); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); Nicole Wilkins; [ospdesign@gci.com](mailto:ospdesign@gci.com); Permit Center; Richard Boothby; [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); Sandra Cook; [Shane.M.McCoy@usace.army.mil](mailto:Shane.M.McCoy@usace.army.mil); Sheila Armstrong; [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); Susan Lee; Terry Dolan; Theresa Taranto; Tracy McDaniel; [tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov); Sonya Dukes; Tom Copelin; Chris Humble; [tim.swezey@mlccak.org](mailto:tim.swezey@mlccak.org); [browne@mtaonline.net](mailto:browne@mtaonline.net); [lana@mtaonline.net](mailto:lana@mtaonline.net); Randall Kowalke  
**Cc:** Platting  
**Subject:** Parks Hwy ROW MP 48.8-52.3 Reconstruction

All~

Attached is a Request for Comments for Parks Highway MP 48.8 to 52.3 Reconstruction, Pittman Road to Big Lake Road, project # Z543730000 / 0A41029. Also, attached is a vicinity map and preliminary plat. Comments are due by February 1, 2016.

Please contact me if you have any questions.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)



**ENSTAR Natural Gas Company**  
**A DIVISION OF SEMCO ENERGY**  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

January 15, 2016

Cheryl Scott, Platting Technician  
Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

**Subject: Right-of-Way Acquisition Plat – Parks Highway MP 48.8 to 52.3**

Dear Ms Scott:

ENSTAR Natural Gas Company has reviewed the subject Right-of-Way Acquisition Plat and has no comments, recommendations, or objections.

If you have any questions regarding, please feel free to contact me at 334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Cassie Wohlgemuth  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

*Sent via e-mail to [platting@matsugov.us](mailto:platting@matsugov.us)*

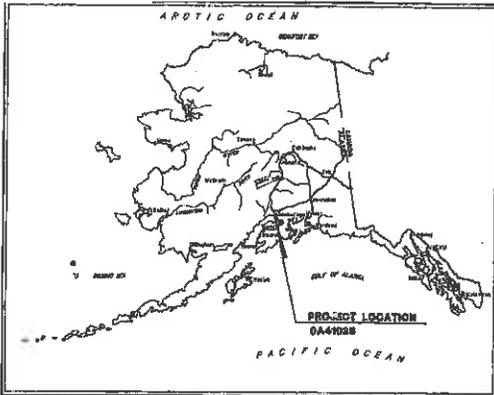
**EXHIBIT F**

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
&  
PUBLIC FACILITIES

RIGHT OF WAY MAP

ALASKA PROJECT  
**PARKS HIGHWAY  
MP 48.8 TO 52.3  
RECONSTRUCTION**  
PITTMAN ROAD TO BIG LAKE ROAD

0A41029  
Z543730000



REVISION DATE DECEMBER 31, 2016

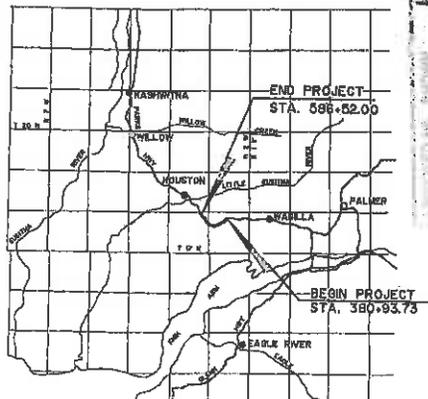
**GENERAL SPECIAL NOTE**

BOUNDARY LINES, PLAT BORDERS AND DIMENSIONS OF PROPERTIES ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREIN WERE OBTAINED AT THE TIME OF INITIAL PLAT DEVELOPMENT. THE PLAT BOUNDARIES DO NOT NECESSARILY REFLECT THE CURRENT STATUS AT THE TIME OF THE RECORDING OF THIS DOCUMENT.

**CONSTRUCTION AND ACQUISITION**  
ACQUISITION: NOVEMBER 2013 TO JULY 2017  
CONSTRUCTION: 2017 TO 2018

**PRELIMINARY  
ROW PLAN**

PROJECT LENGTH 3.5 MI.



*Plotted by [Signature]*

PROJECT REVISION NO.	DATE	BY
0A41029	R-1	R-50

**CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY**

I HEREBY CERTIFY THAT THE RIGHT OF WAY PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE NATANGANA-NORTH BORDERS PLATTING AUTHORITY AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT REGISTRATION NO. \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THE PLAT ENGINE HEREON HAS BEEN APPROVED FOR RECORDATION IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: \_\_\_\_\_

PLATTING CLERK: \_\_\_\_\_ PLATTING & LAND TITLE OFFICER: NATANGANA-NORTH BORDERS PLATTING AUTHORITY

**DEPARTMENT LEGAL COUNSEL CERTIFICATION**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE BOUNDARY LOCATIONS SHOWN HEREON ESTABLISHED AS SHOWN ON THE RIGHT-OF-WAY PLANS, ALL EXCEPT FOUND BOUNDARY LOCATIONS, PROPERTY CORNERS AND SECTION LINE REPRESENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN ADVISORIED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE: \_\_\_\_\_ REGISTRATION NUMBER: \_\_\_\_\_

PROPERTY NO. F00000: \_\_\_\_\_

**CONTRACT RIGHT-OF-WAY SURVEYOR CERTIFICATE**

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THE PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MEASUREMENTS PROVIDED DURING THE DEPARTMENT'S LOCATION SURVEY FOR THIS PROJECT.

DATE: \_\_\_\_\_ SURVEY NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

REGIONAL CHIEF PLW AGENT

**RECEIVED**  
JUN 09 2016  
**PLATTING**

LOCATED WITHIN SECTIONS T-9 & T-17B, T-17N, R-5W AND SECTION R-5, T-17N, R-5W, SEWARD MERIDIAN ALASKA

PALMER RECORDING DISTRICT

STATE BUSINESS - NO FEE



MATANUSKA-SUSITNA BOROUGH  
 PLATTING DIVISION  
 350 EAST DAHLIA AVENUE  
 PALMER, ALASKA 99645  
 PHONE 861-7874 FAX 861-8407



U.S. POSTAGE PITNEY BOWES  
 ZIP 99645 \$ 000.48<sup>5</sup>  
 02 1W  
 0001399405 JAN 20. 2016

FIRST CLASS  
*objection*  
 RECEIVED  
 JAN 26 2016  
 PLATTING

53209000T00A 21  
 BARBER HUGH FRANCIS  
 FUENTES JOANNE  
 1117 H ST  
 ANCHORAGE, AK 99501-4356

995014356 C012

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Plattling Officer** will consider the following:

**PETITIONER: STATE OF ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES**  
 (owners/petitioners)

**REQUEST:** The request is an application for approval of a Right-of-Way Acquisition Plat for **PARKS HIGHWAY MP 48.8 TO 52.3** Reconstruction, Pittman Road to Big Lake Road, project # Z543730000/0A41029.

**LOCATION:** Located within Sec 07, 08, 09, 17, 18, T17N, R02W and Sec 12, T17N, R03 W, S.M. AK, lying from Milepost 48.8 to 52.3 Parks Highway, Pittman Road to Big Lake Road.

**Community Council:** Meadow Lakes      **Assembly District:** #7: Randall Kowalke      **Area:** N/A

The Matanuska-Susitna Borough **Plattling Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Right-Of-Way Acquisition** on **February 10, 2016**. The hearing begins at 9:00 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Plattling Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received prior to **February 3, 2016** will be included in the Plattling packet for the Plattling Officer's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Plattling Officer, but will be provided as "Hand-Outs". To request additional information please contact the Plattling Technician, **Cheryl Scott** at (907) 861-8692 or the Plattling Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Plattling Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Plattling Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, ([www.matsugov.us](http://www.matsugov.us)), in the Borough Clerk's office, or at various libraries within the borough.

8981 W. Parks Hwy  $\frac{1}{2}$  9059 W. Lilly Lk Rd.

Name: Hugh Barber      Address: 1117-H St Anch. AK 99501

Comments: Keep the frontage road next to the highway rather than cutting through peoples property as is shown on the state map for the north side of the highway from Randall Rd to Potter Rd.

Case #16-007 CS      Note: Vicinity Map Located on Reverse Side

The state frontage road cuts through lots 8,9,17 section 8 T17N R2W seaward Meridan rather than being next to the highway as on the south side of the highway.

EXHIBIT H-1



MATANUSKA-SUSITNA BOROUGH  
 PLATTING DIVISION  
 350 EAST DAHLIA AVENUE  
 PALMER, ALASKA 99645  
 PHONE 861-7874 FAX 861-8407

Concern  
**RECEIVED**  
 FEB 02 2016  
**PLATTING**



U.S. POSTAGE PITNEY BOWES  
 ZIP 99645 \$ 000.48<sup>5</sup>  
 02 1W  
 0001399405 JAN 20, 2016

**FIRST CLASS**

52610B01L002 191  
 LACHELT VIRGINIA HAZEL  
 3300 ESCONDIDO DR  
 WASILLA, AK 99654

FEB 10TH  
 Meeting

Save for  
 MIKE TO  
 READ

99654-16957-6018  
**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER: STATE OF ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES**  
 (owners/petitioners)

**REQUEST:** The request is an application for approval of a Right-of-Way Acquisition Plat for **PARKS HIGHWAY MP 48.8 TO 52.3** Reconstruction, Pittman Road to Big Lake Road, project # Z543730000/0A41029.

**LOCATION:** Located within Sec 07, 08, 09, 17, 18, T17N, R02W and Sec 12, T17N, R03W, S.M. AK, lying from Milepost 48.8 to 52.3 Parks Highway, Pittman Road to Big Lake Road.

**Community Council:** Meadow Lakes      **Assembly District:** #7: Randall Kowalke      **Area:** N/A

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Right-Of-Way Acquisition** on **February 10, 2016**. The meeting begins at 9:00 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or Fax (907) 861-8407 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received prior to **February 3, 2016** will be included in the Platting packet for the Platting Officer's review and information. Please be advised that comments received from the public after that date will not be included in the staff report to the Platting Officer, but will be provided as "Hand-Outs". To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692 or the Platting Secretary at (907) 861-8573.

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Name: Mike Lachelt      Address: 9471 W. Margin Way, 3300 ESCONDIDO  
 Comments: Concerned that plan will adversely affect property, value planned use



MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645  
PHONE 861-7874 FAX 861-8407



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ZIP 99645 \$ 000.48<sup>5</sup>  
02 1W  
0001399405 JAN 20 2016

FIRST CLASS *Objection*  
**RECEIVED**  
FEB 02 2016  
**PLATTING**

56478000L006 325  
SULLIVAN CHERLON  
SULLIVAN WILLIAM  
PO BOX 255  
WILLOW AK 99688-0255

99688-0255 2004  
**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

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Name: Cherlon Sullivan Address: Meadow Creek Lnt 6 9815 W. Marger Way  
Comments: I am being put out of business and home and getting nowhere with D.O.T.

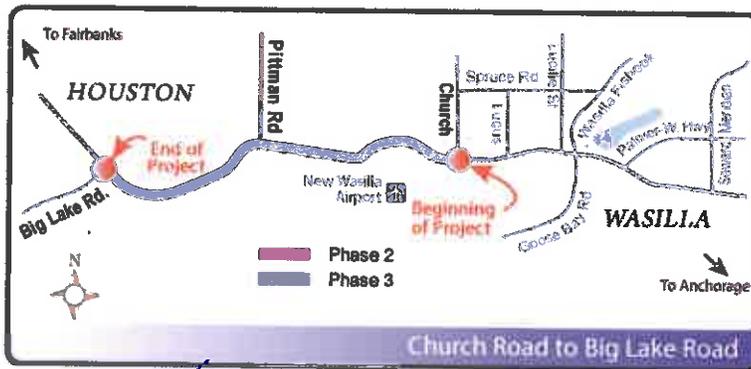
Case #16-007 CS Note: Vicinity Map Located on Reverse Side

# FACT SHEET

Federal #s 0A41025, 0A41026, 0A41029  
IRIS #s Z529140000/Z529290000/Z543730000

## Project Scope

In September 2010 the State of Alaska Department of Transportation and Public Facilities (DOT&PF) finalized the environmental assessment (EA) for the project, selected the preferred alternative, and received a Finding of No Significant Impact (FONSI) for the Parks Highway MP 44-52 Lucus Road to Big Lake Road project from the Federal Highway Administration (FHWA). The FONSI cleared the way for the detailed design of the project to begin.



**Phase 1, Lucus Road to Church Road, is complete.**

**Phase 2, Church Road to Pittman Road.** Construction will begin with utility relocations in fall 2015. The road construction be in full swing summer 2016 with completion planned for 2017. Once construction begins additional information will be available on <http://www.alaskanavigator.org/>

**Phase 3, Pittman Road to Big Lake Road.** Right-of-way acquisition negotiations have begun and construction is scheduled for 2017.

## Schedule

Activity	Phase 1: Lucus Rd to Church Rd	Phase 2: Church Rd to Pittman Rd	Phase 3: Pittman Rd to Big Lake Rd
Preliminary Design			Winter 2010 – Summer 2013
Final Design	Complete	In Construction	Fall 2013 – Summer 2017
Right-of-Way Acquisition			Fall 2013 – Summer 2017
Construction			2017 – 2019

## For more information

Contact the Parks Highway MP 44-52 project team anytime with questions, concerns, comments or compliments.

Visit the web at [www.parkshighway44-52.info](http://www.parkshighway44-52.info).

## Project Team

**Anne Brooks, P.E.**  
Public Involvement Coordinator  
Brooks & Associates  
(866) 535-1877  
[anne.brooks@alaska.gov](mailto:anne.brooks@alaska.gov)

**Jeff Fuglestad, P.E.**  
Design Project Manager  
Hattenburg Dillely & Linnell  
(907) 564-2120  
[jfuglestad@hdlalaska.com](mailto:jfuglestad@hdlalaska.com)

**Sean Baski, P.E.**  
Project Manager  
DOT&PF  
(907) 269-0547  
[sean.baski@alaska.gov](mailto:sean.baski@alaska.gov)