

**STAFF REVIEW AND RECOMMENDATION  
PUBLIC HEARING  
MARCH 30, 2016**

**ROW ACQUISITION: PALMER-WASILLA HWY CENTER LEFT TURN LANE  
WIDENING RIGHT-OF-WAY ACQUISITION**

**LEGAL DESCRIPTION: SEC 1, 11 & 12, T17N, R1W; SEC 1-4, 6-7, T17N, R1E; SEC 34-36,  
T18N, R1E, SEWARD MERIDIAN, ALASKA**

**PETITIONER: STATE OF ALASKA DEPT OF TRANSPORTION AND  
PUBLIC FACILITIES**

**REVIEWED BY: PEGGY HORTON CASE: 2016-031**

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**REQUEST**

The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8). This project begins at the west end of Palmer-Wasilla Hwy at N. Betts Street and ends on the east end at N. Loma Prieta Drive.

**EXHIBITS**

Acquisition Vicinity Map	<b>Exhibit A</b>
Aerial Maps of project	<b>Exhibit B</b>
As-Built of Tract A, Arabian Ac	<b>Exhibit C</b>

**AGENCY COMMENTS**

DPW Engineer	<b>Exhibit D</b>
Planner	<b>Exhibit E</b>
Development Services	<b>Exhibit F</b>
DPW O&M	<b>Exhibit G</b>
Cultural Resources	<b>Exhibit H</b>
City of Palmer	<b>Exhibit I</b>
City of Wasilla	<b>Exhibit J</b>
ADOT&PF	<b>Exhibit K</b>
Public	<b>Exhibit L</b>

**DISCUSSION**

The request is to acquire right-of-way (ROW) for the center left turn lane widening project of the Palmer-Wasilla Hwy (**Exhibit A**). Aerial Maps of the project are at **Exhibit B**. The acquisition is set to occur between April 2016 and September 2017. Construction is currently scheduled for the summer of 2018.

The plat meets the requirements of MSB 43.15.070(B) as it includes:

The location, name, and number of the project for which the acquisition is required;  
The proposed timetable for acquisition and construction;  
The dimensions and area of most of the parcels to be acquired and of each remainder parcel;  
and  
The names of the property owners identified by parcel.

**Area:** Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281(A), 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. None of the acquisitions shown on the plat will reduce the area of a lot below the minimum required by MSB 43.20.281.

**Setbacks:** 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 a ten foot setback, and the setback reduced by the condemnation met the requirements of MSB 17.55.010 prior to the condemnation, the resulting setback shall be the setback requirements for the lot. It appears there is a structure within Tract A, Arabian Acres that may be too close to the new right-of-way line (**Exhibit C**). Legal non-conforming determination is available for those structures that fall within the 25' structural setback after ROW acquisition, contact Development Services.

**Comments:** Department of Public Works Engineer has no comment (**Exhibit D**). Development Services Planner has no comments (**Exhibit E**). Development Services Code Compliance noted that a portion of the project is within a FEMA Designated Special Flood Hazard Area (**Exhibit F**). The Road Maintenance Superintendent stated that for safety reasons, the west end of Schelin Spur intersection by Alyeska tire needs to be eliminated and the traffic forced to the east end where the light is (**Exhibit G**). Staff notes this project is not adjusting the right-of-way in this area. Staff forwarded these comments to ADOT&PF and they responded that this is outside of the scope of this project and that it appears MSB is working on the issue (**Exhibit G-2 thru G-5**). Cultural Resources commented that there are numerous known recorded sites in the project area (**Exhibit H**). They have no objections and they recommend further evaluation of properties newly added to the Alaska Heritage Resources Survey from the Office of History and Archaeology. They look forward to reviewing ADOT&PF's programmatic agreement.

City of Palmer stated this appears to follow the original Palmer-Wasilla Highway Improvement Plan, no changes necessary (**Exhibit I**). City of Wasilla has no comments (**Exhibit J**). ADOT&PF have no comments (**Exhibit K**).

Enstar has no comments, recommendations, or objections (**Exhibit I**). However, they are working with ADOT&PF with regards to Enstar's transmission and distribution lines within this project area.

Duane Congdon, owner of Lot 1, Marie's Small Tracts asked if his septic and drainfield are affected by the project, who pays for them to be moved (**Exhibit L**). Staff notes that none of this property is being acquired with this platting action and I have forwarded these comments to ADOT&PF.

## **CONCLUSION**

The Right of Way Acquisition Plat for Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8) 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 Title 43. Partial acquisitions must comply with MSB 43.20.281(C), *Area*, and MSB 17.55.010(E), *Setbacks* or Palmer Municipal Code.

There were no objections received from Borough Departments or outside agencies. Comments from the public were received: one concern.

## **RECOMMENDATIONS**

Staff recommends approval of the Right-of-Way Acquisition Plat for Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8), contingent on the following:

1. Pay postage and advertising fees.
2. Any survey markers that control the length or direction of any property line shall be reset according to the new location. Secondary monumentation of all property corners, points of curves and angle points along the new right-of-way shall be required per MSB 43.15.070(D)(7).
3. Condemnation must not create setback encroachments of existing structures below that allowed by the applicable borough code or Palmer Municipal Code.
4. Obtain Flood Hazard Development Permits to work within those areas within FEMA designated Special Flood Hazard Areas
5. All road construction, partial takes and full takes are to be completed prior to final plat approval.
6. Partial acquisitions must comply with MSB 43.20.281(C), *Area*.
7. Submit the Right-of-Way Acquisition Plat in full compliance with MSB 43.15.070.

## **FINDINGS**

1. The Right-of-Way Acquisition Plat for Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8) 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. 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.
4. 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.
5. A right of way acquisition is not subject to the subdivision construction manual.
6. 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.
7. 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 remonumentation 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.
8. There were no objections received from Borough departments or outside agencies.
9. There was one concern received as a result of the public noticing concerning the project's impact to their property.
10. Submission requirements under MSB 43.15.070(B)(1) require the location, name and number of the project for which the acquisition is required, this requirement has been addressed.
11. Submission requirements under MSB 43.15.070(B)(2) require the proposed timetable for acquisition and construction, this requirement has been addressed.
12. Submission requirements under MSB 43.15.070(B)(4) require the names of the property owners identified by parcel, this requirement has been addressed.
13. Submission requirements under MSB 43.15.070(B)(3) require the dimensions and area of the parcels to be acquired and of each remainder parcel, this requirement has not been accurately addressed for all lots and parcel acquisitions.

14. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281(A), 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.
15. 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.
16. Portions of this project lie within FEMA Designated Special Flood Hazard Areas, Flood Hazard Development Permits are required.

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION  
&  
PUBLIC FACILITIES

RIGHT OF WAY MAP  
ALASKA PROJECT

HSIP: PALMER - WASILLA HIGHWAY  
CENTER LEFT TURN LANE WIDENING  
HHE-0441(8)  
Z518290000

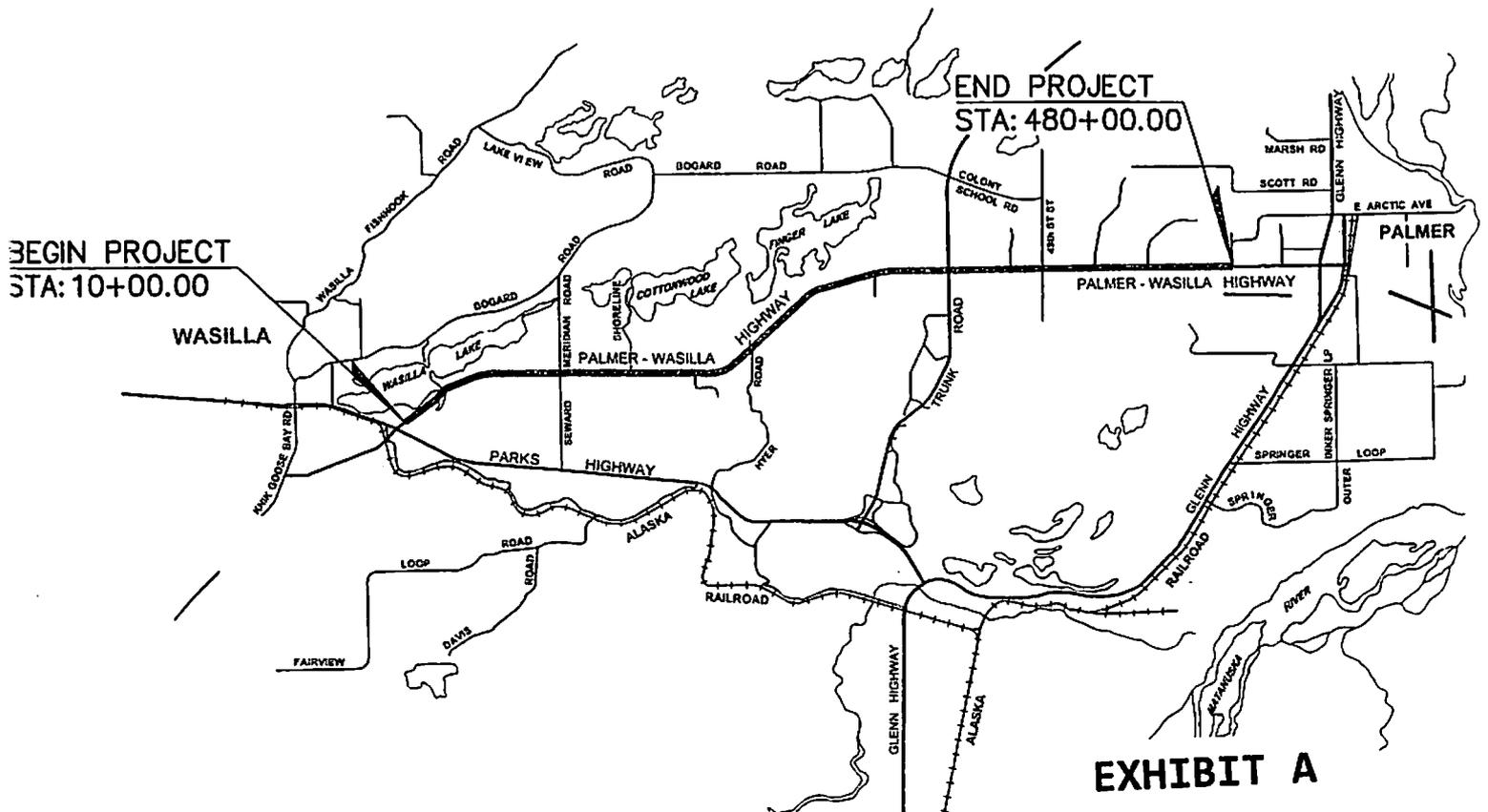
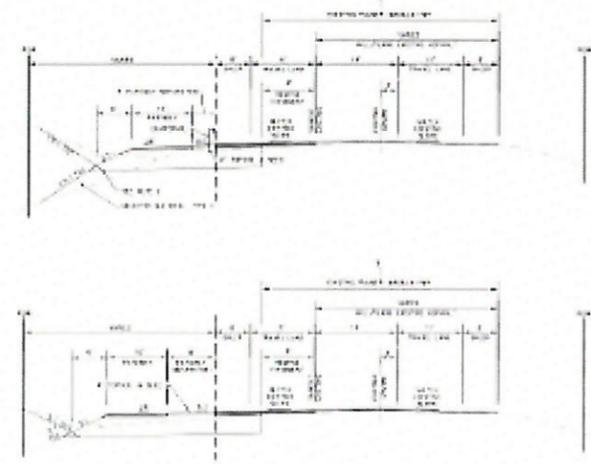
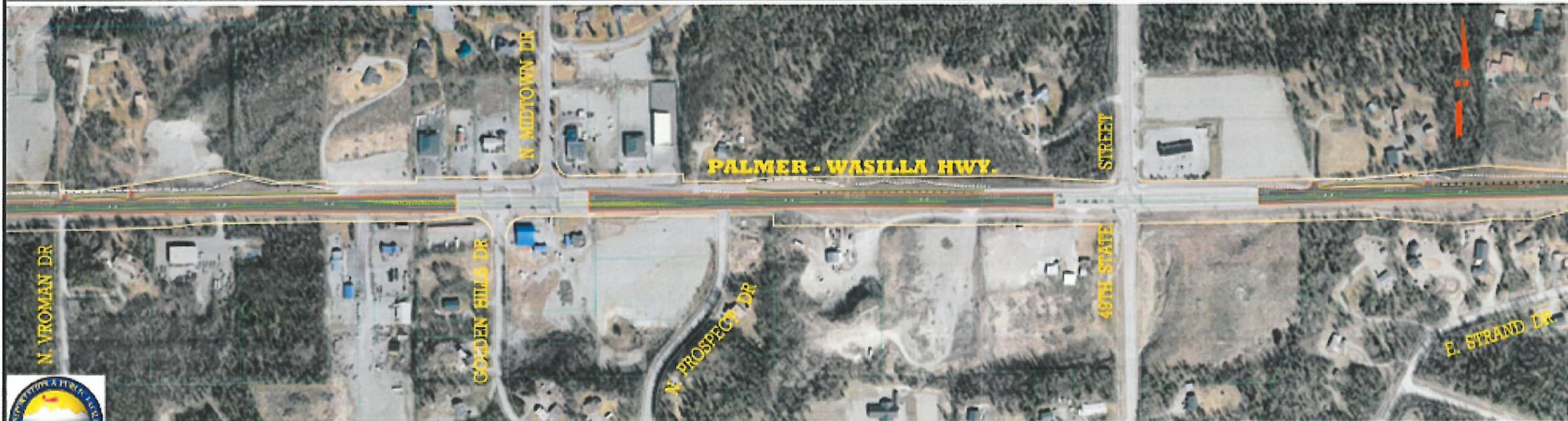


EXHIBIT A



**PALMER-WASILLA HIGHWAY CENTER LEFT TURN LANE WIDENING**

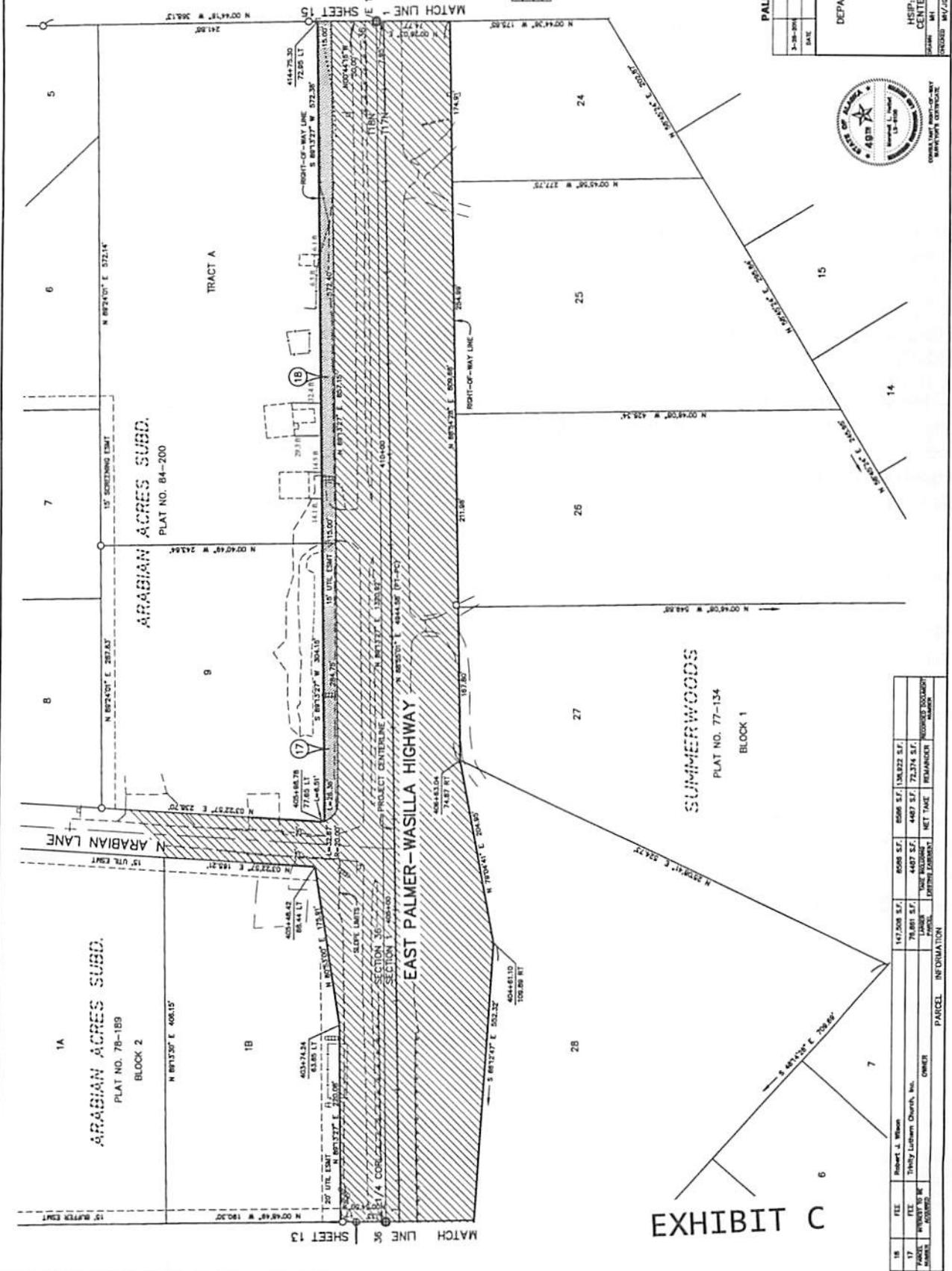
EXHIBIT B-1

PREPARED BY: LOUNSBURY AND ASSOCIATES



EXHIBIT B-2

PROJECT DESIGNATION	HHE-0441(B)
SHEET NO.	R14
TOTAL SHEETS	R21



LINE	DIRECTION	DISTANCE
L1	N 42°52'37" W	38.00'
L2	N 42°52'37" W	38.00'

**PALMER RECORDING DISTRICT**

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES  
RIGHT OF WAY MAP  
ALASKA PROJECT  
**HHE-0441(B)**  
HSP, PALMER-WASILLA HIGHWAY  
CENTER LEFT TURN LANE WIDENING

DATE: \_\_\_\_\_  
SCALE: 1" = 50'  
SHEET 14 OF 21



FILE	OWNER	PARCEL	NET TAKE	REMARKS
16	Robert J. Wilson	147,508 S.F.	8,008 S.F.	136,222 S.F.
17	Trinity Lutheran Church, Inc.	78,881 S.F.	4,487 S.F.	72,374 S.F.

**EXHIBIT C**

## Peggy Horton

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**From:** Jamie Keller  
**Sent:** Tuesday, March 08, 2016 11:35 AM  
**To:** Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

No comment.

Jamie Keller

**From:** Peggy Horton **On Behalf Of** Platting  
**Sent:** Tuesday, March 01, 2016 11:41 AM  
**To:** Kemplen, Allen (DOT); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Kimberly McClure; Sandra Garley; [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); Richard Boothby; John Mcnutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Roy Rank ([royrank@aer-inc.net](mailto:royrank@aer-inc.net)); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)); Matthew Beck; George McKee; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

Good Morning,

Attached is a request for preliminary approval for a State of Alaska DOT&PF project to widen the center left turn lane within the Palmer-Wasilla Hwy. Please review and provide any comments by March 21, 2016.

Thank you,

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

## Peggy Horton

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**From:** Susan Lee  
**Sent:** Tuesday, March 01, 2016 2:36 PM  
**To:** Platting  
**Subject:** RE: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

No comment.

Susan

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

**From:** Peggy Horton On Behalf Of Platting  
**Sent:** Tuesday, March 01, 2016 11:41 AM  
**To:** Kemplen, Allen (DOT); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Kimberly McClure; Sandra Garley; [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); Richard Boothby; John McNutt ([jmccnutt@palmerak.org](mailto:jmccnutt@palmerak.org)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Roy Rank ([royrank@aer-inc.net](mailto:royrank@aer-inc.net)); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)); Matthew Beck; George McKee; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

Good Morning,

Attached is a request for preliminary approval for a State of Alaska DOT&PF project to widen the center left turn lane within the Palmer-Wasilla Hwy. Please review and provide any comments by March 21, 2016.

Thank you,

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct  
(907) 861-8407 fax  
[peggy.horton@matsugov.us](mailto:peggy.horton@matsugov.us) (email)

**EXHIBIT E**



Matanuska - Susitna Borough  
Development Services

# MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

MAR 01 2016

Received

Comments Due: March 21, 2016

March 1, 2016

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

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	
AK Dept. of Transportation – Aviation	Open Cases Y or <u>N</u>
AK DNR, Division of Mining/Land/M.	SpUD Y or <u>N</u>
AK DNR, Public Access Defense	<u>Core Area</u>
AK DNR, Division of Agriculture	FIRM # _____ Zone _____
AK DF&G, Habitat Mgmt. & Permitt.	Comments: <u>See Maps w/ Comments</u>
AK DF&G, Division of Sport Fish	<u>Below</u>
AK Railroad, Engineering Department	
Corp of Engineers	
U.S. Postmaster	
City of: Palmer & Wasilla (courtesy)	Date: <u>3/21/16</u> By: <u>[Signature]</u>
Community Council: South Lakes	
Fire Service Area: Various	Assembly Districts #1, 2, 3 & 4
Road Service Area: Various	
MSB – Borough Attorney	

Title:	Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat
Location:	Sec 1, 11 & 12, T17N, R1W and Sec 1-4, 6 & 7, T17N, R1E, and Sec 34-36, T18N, R1E, S.M, AK
Petitioner:	State of Alaska Department of Transportation and Public Facilities
Address:	PO Box 196900, Anchorage AK 99519-6900

**The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8). This project begins at the west end of Palmer-Wasilla Hwy at N. Betts Street and ends on the east end at N. Loma Prieta Drive.**

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 by March 21, 2016.

Kindest Regards

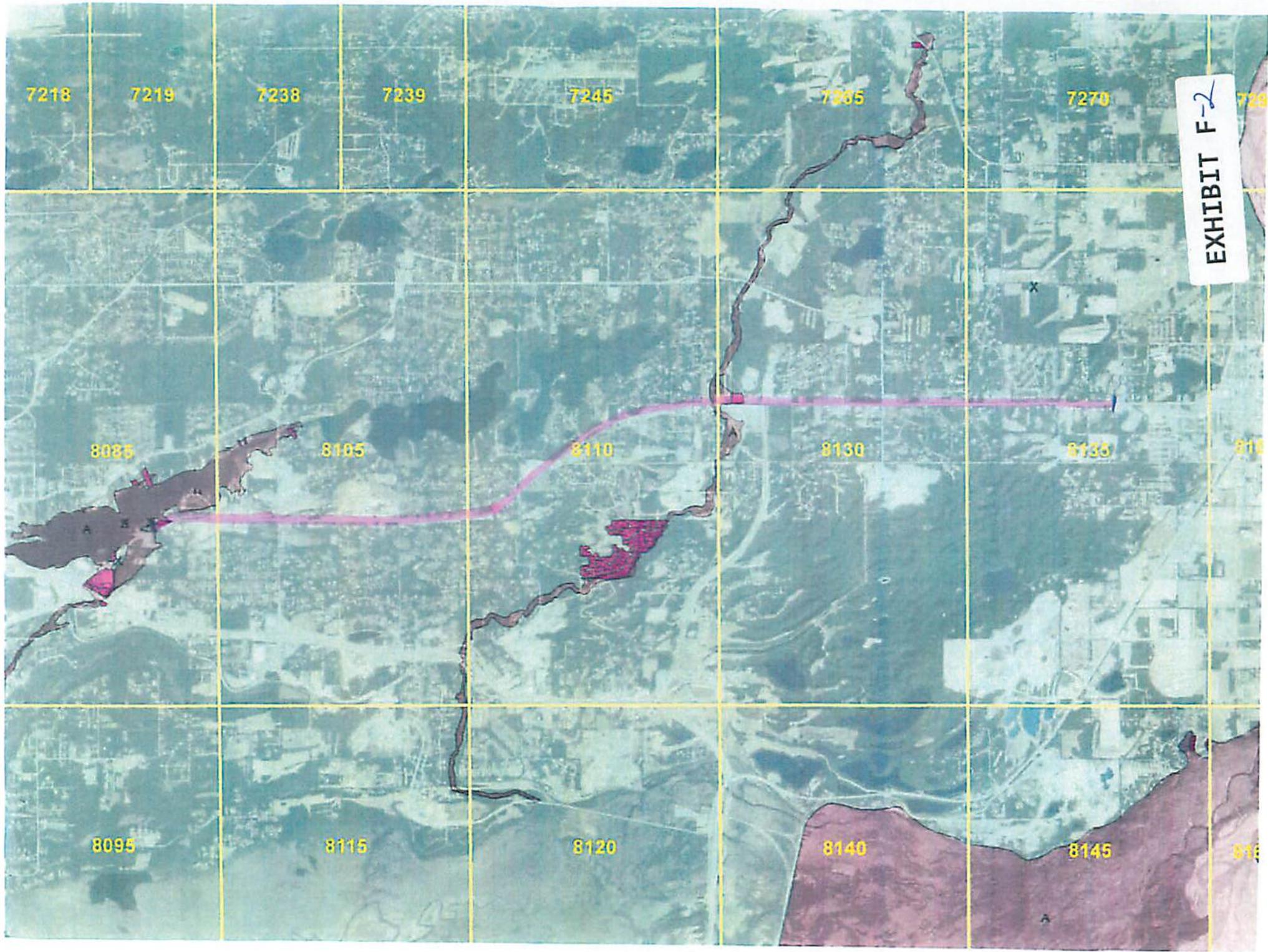
[Signature]  
Peggy Hort  
Platting Technician  
[peggy.hort@msb.ak.gov](mailto:peggy.hort@msb.ak.gov)

	FIRM	Zone	FHDP Needed
Betts Rd	8085	A	YES
	8105	X	NO
	8110	X & A	NO (X Zone only)
Between Rae & Winding Brook @ PW Hwy	8110 & 8130	A & X	Yes (A Zone only)
	8135	x	NO

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

Case # 2016-071 Tax ID Various Tax Map # W 08, 09, 10, & 11 Pre-App Date N/A

**EXHIBIT F-1**



7218

7219

7238

7239

7245

7285

7270

8085

8105

8110

8130

8135

8095

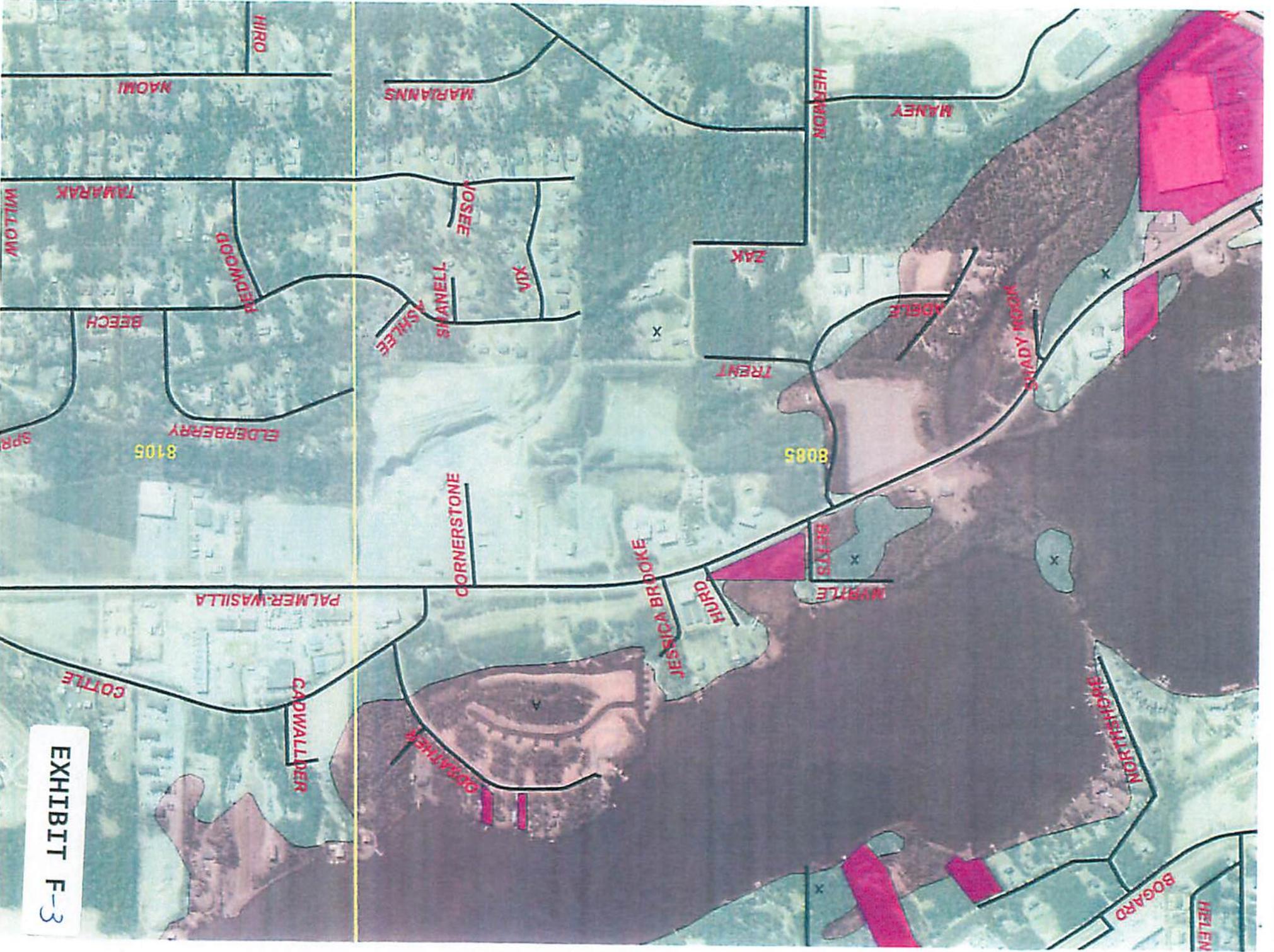
8115

8120

8140

8145

EXHIBIT F-2



HIRO

KAOMI

MARIANNS

HEMION

RAYNE

WILLOW

TAMARAK

YOSEE

ZAK

BEDWOOD

SPANELL

XIV

BEECH

8105

ELDERBERRY

TRENT

MOBLE

SHADY BROOK

8085

CORNERSTONE

SEYNS

PALMER WASILLA

JESSICA BROOKE

HURD

MYRTLE

COTLE

CADWALLDER

SMITHILLSON

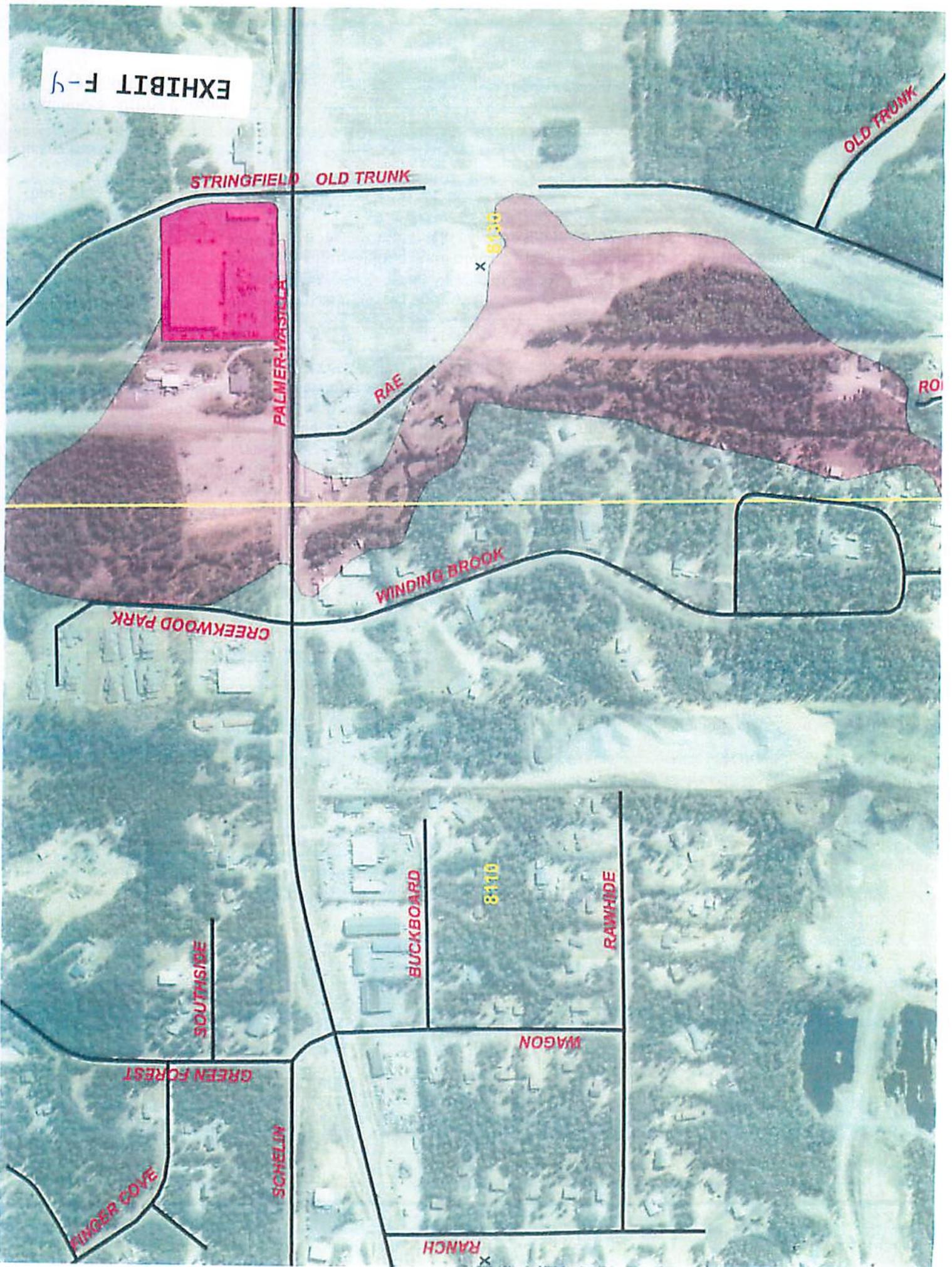
EXHIBIT F-3

CORNERSTONE

BOGARD

HELEN

EXHIBIT F-4



## **Peggy Horton**

---

**From:** Will Barickman  
**Sent:** Wednesday, March 09, 2016 11:13 AM  
**To:** Peggy Horton  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** RE: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

For safety reasons, the west end of schelin spur intersection by Alyeska tire needs to be eliminated and the traffic forced to the east end where the lights is.

Thanks

Will Barickman

Road Maintenance Superintendent 1

PH: (907) 745-9816

Cell :(907) 355-9816

Fax (907) 746-5769

E- mail: [will.barickman@matsugov.us](mailto:will.barickman@matsugov.us)

**From:** Jim Jenson  
**Sent:** Wednesday, March 09, 2016 9:09 AM  
**To:** Will Barickman  
**Subject:** FW: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031  
Tech: PH

Have you had a chance to look this over?

Jim

**From:** Peggy Horton On Behalf Of Platting  
**Sent:** Tuesday, March 01, 2016 11:41 AM  
**To:** Kemplen, Allen (DOT); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Kimberly McClure; Sandra Garley; [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us); [publicworks@ci.wasilla.ak.us](mailto:publicworks@ci.wasilla.ak.us); [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); Richard Boothby; John McNutt ([jmccnutt@palmerak.org](mailto:jmccnutt@palmerak.org)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Roy Rank ([royrank@aer-inc.net](mailto:royrank@aer-inc.net)); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)); Matthew Beck; George McKee; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

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Thank you,

Peggy Horton  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7881 direct

## Peggy Horton

---

**From:** Hooyer, Patricia (DOT) <louise.hooyer@alaska.gov>  
**Sent:** Wednesday, March 23, 2016 3:17 PM  
**To:** Peggy Horton  
**Cc:** Jackson, Kevin L (DOT); Quigley, Ryan L (DOT)  
**Subject:** FW: P-W Hwy at Schelin Spur  
**Attachments:** 2016-03-23 13\_09\_42-http\_\_\_brooks-alaska.com\_pwh\_documents\_Plot%20B%20West%20Shoreline%20to%2049th%2.png; 2016-03-23 13\_11\_37-2016-03-23 13\_09\_42-http\_\_\_brooks-alaska.com\_pwh\_documents\_Plot%20B%20West%20Sho.png; FW: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case # 2016-031 Tech: PH

Peggy:

Please see below for the discussions about the Schelin Spur intersection raised by Mr. Barickman. It is beyond the scope of our project and it appears that the MSB is trying to address the issues.

Louise Hooyer, PLS, CFedS, SR/WA  
ROW Engineering Supervisor  
State of Alaska DOT&PF  
4111 Aviation Drive  
Anchorage, AK 99516  
(907) 269-0713  
fax: (907) 269-0828

**From:** Jackson, Kevin L (DOT)  
**Sent:** Wednesday, March 23, 2016 2:55 PM  
**To:** Hooyer, Patricia (DOT)  
**Cc:** Rzepka, Steven J (DOT); Quigley, Ryan L (DOT)  
**Subject:** FW: P-W Hwy at Schelin Spur

Hi Louise,

As you can see, the solution to the safety concern raised by the MSB M&O superintendent is a complex issue that requires considerable work to be done by the MSB.

**Kevin Jackson, P.E.**  
Project Manager  
Highway Design  
State of Alaska DOT/PF-Central Region  
(907) 269-0641

**From:** Andy Dean [<mailto:Andy.Dean@matsugov.us>]  
**Sent:** Wednesday, March 23, 2016 2:43 PM  
**To:** Terry Dolan; Sworts, Brad (DOT sponsored); Jackson, Kevin L (DOT)  
**Cc:** Jessica Smith; Michael Weller; Jude Bilafer; Alex Strawn; Eileen Probasco  
**Subject:** RE: P-W Hwy at Schelin Spur

Brad,

We could change the area if we wanted for safety reasons. However, I agree with Terry, it could create hard feelings for those who still wish to use this access and create other problems of access we may be unaware of. A public process is the best way to go as it will give an opportunity to adjacent land owners and users for considerations th

may not address or understand as part of our project . It will let people get used to the idea of the different access and inform the ones who are most interested about the proposed changes and how they may affect them.

We do need a turn-around for the currently existing Borough Maintained access portion if this area is changed. This would most likely involve acquisition, which could possibly lead into vacating a portion as well to give back the unusable portion currently used to the appropriate land owners if already dedicated.

Doug Lange was always looking for a solution here and had plans to acquire a PUE for a cul-de-sac near the end of the maintained area, near where it would normally access the P-W Hwy. With how it has grown, I think a public process through platting is best like Terry has suggested. I have pulled preliminary design from the public website about current plans for this area from DOT/PF. Obviously, DOT/PF is still looking at pushback at certain areas and where they can limit direct access to this higher classified roadway as part of their project. This may be an area, where we could help by placement of a cul-de-sac to limit this direct access and kill two birds with one stone. This issue has been raised by DOT/PF before and will continue to be a problem until fixed. This would help with the safety of the access by the school traffic Terry has described, especially if the light could be adjusted to allow more timed accesses during peak use as he suggested. The light traffic stacks past the other roadway of Green Forest already during high uses, and without light timing changes we would be creating another problem of access by this removal. Use of the public platting or other public process will get everyone's input about how and what changes need to be made to make it safer. This is always good.

If we were able to get this done, is the DOT/PF going to ask for removal of the existing access to the property in the center closer to the light than the access that could be removed, also to the P-W Hwy? If so, will the access to the west have special access requirements for the existing driveway where it makes access to Schelin Spur near where we are would place the cul-de-sac? Will the driveway access need to be larger for certain sized commercial traffic, as flow through would disappear in that case? Will the cul-de-sac need to be larger than a residential sized for the on property use to be continued? Some of these questions can be answered in the public process or addressed ahead of time in the project, design considerations, and public process.

We would not be able to close the road on a permanent basis without the construction of a proper cul-de-sac for turn-around of the Borough traffic. We could close this access with Manger approval temporarily for a project to create a proper cul-de-sac. This could be done for the purposes of construction only (removal by DOT/PF of existing access and construction of a cul-de-sac). This would need to be closed to thru traffic only so that it would not impact the adjacent property owners access. It should only be closed for construction of a proposed solution to the problem however, as, a solution exists. We need a project in place however to address this issue and in line with SOA DOT/PF removal timeline and adjustment of the light timing. This will help in creating the cul-de-sac near to when the access is to be removed to reduce access problems.

Sincerely,

Andy Dean  
Matanuska-Susitna Borough  
Planning Department  
Development Services Division  
ROW Coordinator  
350 East Dahlia Avenue  
Palmer, Alaska 99645  
Office: 861-7822  
Direct: 861-7803  
Cell: 355-9803

---

**From:** Terry Dolan  
**Sent:** Tuesday, March 22, 2016 11:31 AM  
**To:** Brad Sworts; Jackson, Kevin L (DOT)  
**Cc:** Jessica Smith; Andy Dean; Michael Weller; Jude Bilafer  
**Subject:** RE: P-W Hwy at Schelin Spur

EXHIBIT G-2

Brad,

I am not sure we have a process other than vacating the ROW. You would know better than I would Brad. I don't think we can legally just block the ROW without a public process and doing so would create some maintenance issues without adding a cul-de-sac or an equipment turn around.

In this particular case I believe the Schelin Spur intersection which does not have a signal is relatively dangerous because of the high traffic which builds up during school start and let out at Birchtree Charter. Eliminating the connection will cause Schelin to serve as a service drive and will take the traffic to the signalized intersection where it can safely enter or cross the PW as needed. Some adjustments may be needed on the signal during those two relatively short peak traffic times.

I don't know if there is accident data or ADT data to support this but perhaps Mike W. can fill us in. I have looked at the situation as the school lets out and believe it is a real problem.

If CP or DOT have a better recommendation, I would be interested to hear it.

Thanks,

Terry-

Terry Dolan  
Director of Public Works  
Matanuska-Susitna Borough  
1420 South Industrial Way  
Palmer, AK 99645  
Email: [terry.dolan@matsugov.us](mailto:terry.dolan@matsugov.us)  
Office: (907) 861-7751 NEW!  
Cell: (907) 355-3994

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**From:** Brad Sworts  
**Sent:** Monday, March 21, 2016 5:40 PM  
**To:** Jackson, Kevin L (DOT)  
**Cc:** Jessica Smith; Andy Dean; Terry Dolan; Michael Weller  
**Subject:** RE: P-W Hwy at Schelin Spur

Kevin,  
I will check with Jessica Smith, the MSB Transportation Planner, Andy Dean, the MSB ROW Coordinator, and Terry Dolan, the MSB Public Works Director. I believe road closures have to have the approval of the Public Works Director and Borough Manager, but I will verify this for you.

**Brad Sworts**

*MSB Pre-Design & Engineering Division Mgr.  
Capital Projects Department*

1-907-861-7715 office  
mailing: 350 E. Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave., Palmer, AK 99645  
web: [www.matsugov.us](http://www.matsugov.us)

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**From:** Jackson, Kevin L (DOT) [<mailto:kevin.jackson@alaska.gov>]  
**Sent:** Monday, March 21, 2016 1:59 PM  
**To:** Brad Sworts  
**Cc:** Thomas, Scott E (DOT); Rzepka, Steven J (DOT)  
**Subject:** P-W Hwy at Schelin Spur

Hi Brad,

We received the attached comment from Will Barickman (MSB Maintenance Superintendent) regarding the need to close the west intersection of Schelin Spur and the Palmer-Wasilla Hwy. I understand that there have been past discussions between Scott Thomas and various folks (including you).

Has the MSB made any progress on deciding if they want to close the west intersection? From what I could see, there was some public involvement/outreach that was needed to be done by the MSB to ensure that was what people wanted.

**Kevin Jackson, P.E.**  
Project Manager  
Highway Design  
State of Alaska DOT/PF-Central Region  
(907) 269-0641



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

### MEMORANDUM

**DATE:** 15 March 2016  
**TO:** Peggy Horton, Platting Technician  
**FROM:** Sandra Cook, Architectural Historian  
**SUBJECT:** Right-of-Way Acquisition Plat  
**TITLE:** Palmer-Wasilla highway Center Left Turn Lane Widening  
**LEGAL:** Section 1,11 & 12, T17N, R1W and Sec 1-4, 6 & 7 T17N, R1E, and Sec 34-36, T18N, R1E, SM, AK

Cultural Resources Division staff has reviewed the above application and finds, along with the State of Alaska Department of Transportation and Public Facilities, there are numerous known *recorded* sites in this project. We have reviewed the Cultural Resources Survey for the Palmer-Wasilla Highway Center Left-Turn Lane Widening Project for its findings.

While we have no objection to the proposed Platting action for this project, our records are not complete, and we recommend further evaluation of properties newly added to the Alaska Heritage Resources Survey from the Office of History and Archaeology, including those properties dating back to the 1960s. We look forward to reviewing ADOT & PF's programmatic agreement.

We urge caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely

Sandra Cook  
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

**EXHIBIT H**



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

## MEMORANDUM

TO: Eileen Probasco  
FROM: Kimberly McClure, Planning Technician  
DATE: March 21, 2016  
SUBJECT: Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW  
Acquisition Plat

Inside City Limits

Outside City Limits

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We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: It appears to follow the original Palmer-Wasilla Highway Improvement Plan.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: No comments.

**EXHIBIT I**

## Peggy Horton

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**From:** Tina Crawford <tcrawford@ci.wasilla.ak.us>  
**Sent:** Tuesday, March 01, 2016 4:52 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

Peggy,

The City Planning and Public Works departments do not have any comments regarding the proposed ROW plat.

Thanks,  
Tina

### Tina Crawford, AICP

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

**From:** Planning  
**Sent:** Tuesday, March 01, 2016 12:38 PM  
**To:** Tina Crawford  
**Subject:** FW: Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031  
Tech: PH

**From:** Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting  
**Sent:** Tuesday, March 01, 2016 11:41 AM  
**To:** Kemplen, Allen (DOT); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); Tucker Hurn ([tucker.hurn@alaska.gov](mailto:tucker.hurn@alaska.gov)); [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil); Kimberly McClure; Sandra Garley; Planning; publicworks; [stan.gillespie@gmail.com](mailto:stan.gillespie@gmail.com); Richard Boothby; John McNutt ([jmcnutt@palmerak.org](mailto:jmcnutt@palmerak.org)); [hessmer@mtaonline.net](mailto:hessmer@mtaonline.net); Roy Rank ([royrank@aer-inc.net](mailto:royrank@aer-inc.net)); [edstrabelak@gmail.com](mailto:edstrabelak@gmail.com); John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Capital Projects; Cindy Corey; Bob Walden; Brad Sworts; Sheila Armstrong; Tracy McDaniel; Jennifer Ballinger; Terry Dolan; Jim Jenson; Jamie Keller; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; Jim Sykes ([jimsykesdistrict1@gmail.com](mailto:jimsykesdistrict1@gmail.com)); Matthew Beck; George McKee; [stevecolligan@mtaonline.net](mailto:stevecolligan@mtaonline.net)  
**Subject:** Request for Comment for Palmer-Wasilla Hwy Center Left Turn Lane Widening Project Case #2016-031 Tech: PH

Good Morning,

Attached is a request for preliminary approval for a State of Alaska DOT&PF project to widen the center left turn lane within the Palmer-Wasilla Hwy. Please review and provide any comments by March 21, 2016.

Thank you,

Peggy Horton



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation  
And Public Facilities

CENTRAL REGION  
Planning & Administrative Services

4111 Aviation Avenue  
Anchorage, Alaska 99502  
Main: 907.269.0520  
Fax: 907.269.0521

March 3, 2016

Eileen Probasco, Acting Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Ms. Probasco:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has no comments:

- **Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat**
- **Freeman Anthony RSB Block 1 Lot 1 (W. Trevett Avenue)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map PA02, Sec 5, T18N, R03E**
  - The new trail must be developed to the same quality as the existing trail before the trail vacation would be approved.
- **Tax Map PA 11, Sec 14, T17N, R02E**
  - No access will be granted to Old Glenn Highway. All lots must access E. North Bridge Road
- **US Survey 3504 SLE Vacation**
  - ADOT&PF recommends consideration of an access easement along the side of the lots opposite the lake shore to accommodate future road/trail access along the land side of the lots for access to the parcels behind.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Nichols".

Melanie Nichols  
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
James Amundsen, Chief, Highway Design  
Kevin Vakalis, Right of Way Agent, Right of Way  
Allen Kemplen, Mat-Su Area Planner

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT K**

VALLEY TRANSPORT  
P.O. BOX 1085  
PALMER, AK 99645  
(907) 745-7733

RECEIVED

MAR 14 2016

PLATTING

We live on the Palmer-Wasilla Hwy next to the former creamery, now Fix Auto  
( mile 4.25) . Our septic and drain field are approximately 30 feet from the Highway right-of-  
way. Will they be affected and, if so, who foots the bill ?  
Thank you for any info.....Duane Congdon

RECEIVED

MAR 14 2016

P/W HWY WIDENING  
PLATTING

EXHIBIT L