

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

RIGHT-OF-WAY ACQUISITION HEARING AGENDA

FIRE STATION 6-2, ROOM 149

4568 SOUTH KNIK GOOSE BAY ROAD, WASILLA

SPECIAL MEETING

1:00 P.M.

May 28, 2025

Public Participation: To participate in the Right-Of-Way Acquisition Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. ROW ACQUISITION MAP FOR KNIK-GOOSE BAY ROAD RECONSTRUCTION

PHASE 2: State of Alaska, Department of Transportation and Public Facilities requests approval of the **Right-Of-Way Acquisition Map for Knik-Goose Bay Road Reconstruction Phase 2**. This project is located between E. Centaur Avenue and S. Settler's Bay Drive (multiple tax ID's); located within Sections 24-27, & 34 Township 17 North, Range 02 West, Seward Meridian, Alaska. A copy of the proposed acquisition is available for viewing at the MSB Permit Center. Further information for this project is also available at <https://www.knikgoosebay.com/>. Community Council: Knik-Fairview and in Assembly District #3 Dee McKee. *(Petitioner/Owner: State of Alaska Dept. of Transportation & Public Facilities, Staff: Fred Wagner, Case #2025-058)*

THE RIGHT-OF-WAY ACQUISITION HEARING WILL CONVENE AT **1:00 P.M** on **May 28, 2025**, in **ROOM 149** at Fire Station 6-2, 4568 S. Knik Goose Bay Road, Wasilla, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.

- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - 3-minute time limit per person for members of the public.
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - Testimony is limited to five (5) minutes for the petitioner/applicant.
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

**STAFF REVIEW AND RECOMMENDATION
PUBLIC HEARING
MAY 28, 2025**

**ROW ACQUISITION: KNIK-GOOSE BAY ROAD RECONSTRUCTION PHASE2
ROW ACQUISITION**

LEGAL DESCRIPTION: SECTIONS 24-27 & 34, T17N, R02W, S.M., AK

**PETITIONER: STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES**

REVIEWED BY: FRED WAGNER CASE: 2025-058

REQUEST

State of Alaska, Department of Transportation and Public Facilities requests approval of the Right-Of-Way Acquisition Map for the Knik-Goose Bay Road Reconstruction: Centaur Avenue to Settler's Bay - Phase 2 Project No. 0525016/Z524640000. This project lies within Sections 24-27 & 34, T17N, R02W, S.M. AK.

EXHIBITS

Acquisition Vicinity Map

EXHIBIT A (1 pg.)

AGENCY COMMENTS

DOT&PF
USACE

EXHIBIT B (3 pgs.)

EXHIBIT C (2 pgs.)

PUBLIC COMMENTS

EXHIBIT D (2 pgs.)

DISCUSSION:

The request is to acquire right-of-way (ROW) for Knik-Goose Bay Road Reconstruction: Centaur Avenue to Settler's Bay - Phase 2 Project No. 0525016/Z524640000.

The map meets the requirements of MSB 43.15.070 as it includes:

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

Preliminary Timetable:

Acquisition – February 2025 - 2027

Construction – June 2027- November 2029

Comments:

DOT&PF supports this Right of Way Acquisition package in support of the DOT&PF Knik-Goose Bay Road Reconstruction Phase 2 project (**Exhibit B**).

USACE provided some basic information (**Exhibit C**).

GCI, MEA, MTA & ENSTAR did not respond to the Request for Comments.

Douglas A. Taylor, 6950 W Moose Ridge Circle, has no objections (**Exhibit D**).

Steve Denton, 3861 S Birch Cove Drive, (**Exhibit D**) supports the proposed project and hopes the right-of-way acquisition process provides the necessary property to support the project.

CONCLUSION:

The Right of Way Acquisition Map for Knik-Goose Bay Road Reconstruction: Centaur Avenue to Settler's Bay - Phase 2 Project No. 0525016/Z524640000 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 map 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 maps are not subject to any of the other submission requirements for plats under Title 43.

FINDINGS of FACT:

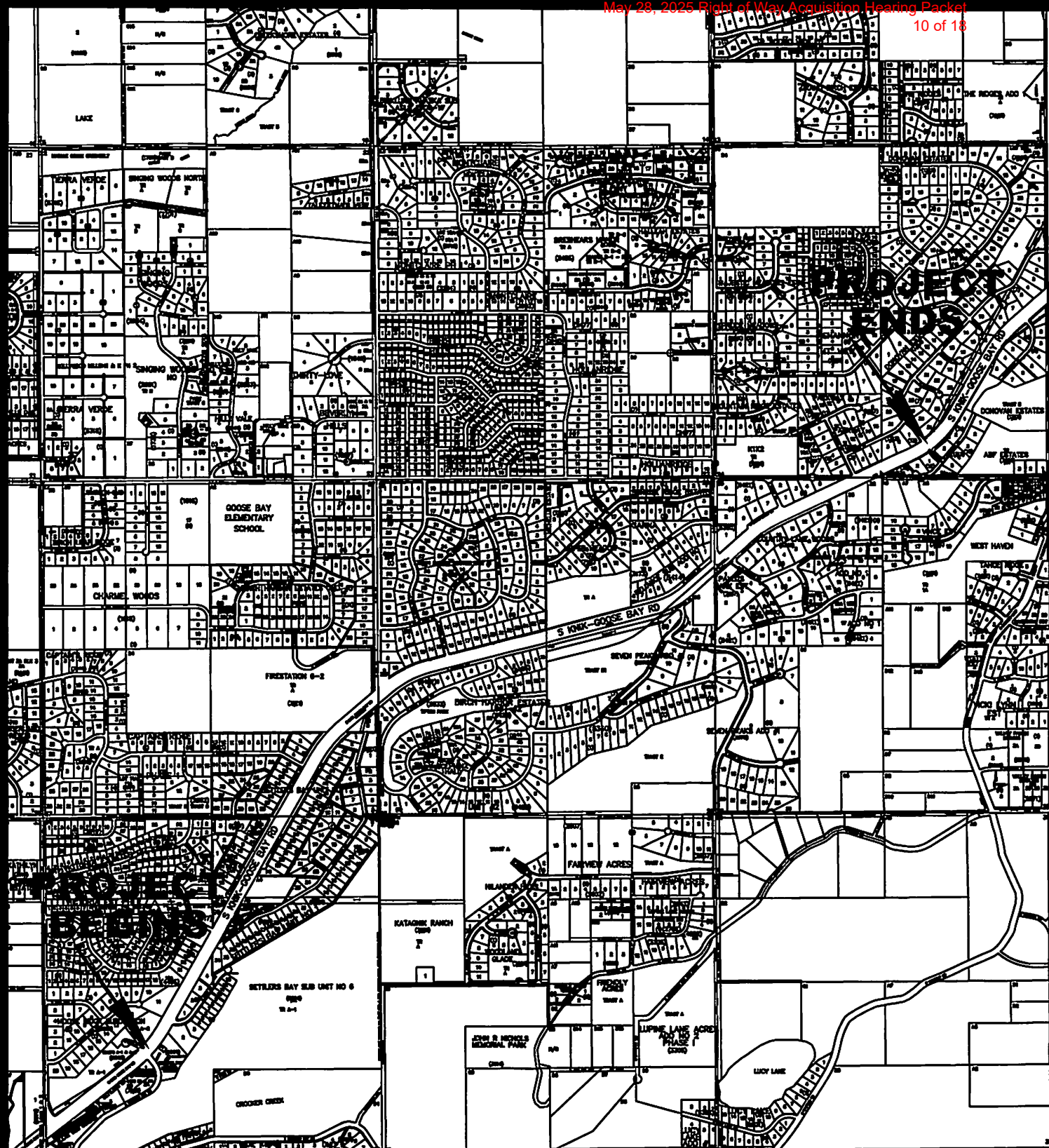
1. The Right-of-Way Acquisition Map for Knik-Goose Bay Road Reconstruction: Centaur Avenue to Settler's Bay - Phase 2 Project No. 0525016/Z524640000 is consistent with AS 40.15.380 Applicability to Governmental Bodies; Right-Of-Way Acquisition Plats and MSB 43.15.070 Right-Of-Way Acquisition Plats.
2. 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. The map meets the requirements of MSB 43.15.070 as it includes:

- The location, name, and number of the acquisition project;
 - The proposed timetable for the acquisition and construction;
 - Dimensions and area of the parcels to be acquired and each remainder parcel; and
 - The names of the property owners identified by parcel.
7. 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.
 8. 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.
 9. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 43.20.281(C), 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.
 10. 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.
 11. Two public comments were received as a result of the noticing.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the Right-of-Way Acquisition Map for Knik-Goose Bay Road Reconstruction: Centaur Avenue to Settler's Bay - Phase 2 Project No. 0525016/Z524640000, contingent on the following:

1. Pay postage and advertising fees.
2. Partial acquisitions must comply with MSB 43.20.281(C), Area.
3. Submit the Right-of-Way Acquisition Map in full compliance with MSB 43.15.070.



VICINITY MAP

FOR KGB ROAD RECONSTRUCTION PHASE 2
LOCATED WITHIN
SECTIONS 24-27, & 34 T17N, R02W, SEWARD
MERIDIAN
ALASKA

HOUSTON 16 MAP

EXHIBIT A



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

**Department of Transportation and
Public Facilities**

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

May 12, 2025

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Cottini Lots 1 & 3 RSB Pre-Application; Plat #2025-5; Cottini Farm (Palmer-Fishhook Road)**
 - No direct access to Palmer-Fishhook Road for Lot 3A. Add as plat note.
 - Shared access via common access easement for Lots 3A and 1A to Palmer-Fishhook Road. Add as plat note.
 - Recommend reviewing common access easement to ensure that it meets platting regulation requirements, MSB code, and allows for sufficient queuing and geometry for access to Palmer-Fishhook Road for both lots that it is accommodating.
 - Platting actions invalidate existing access permits. Apply for shared driveway permit for lot 3A and 1A. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - All new utility connects and access through Tex-Al Drive.
 - Further development of all lots should focus internal circulation through Tex-Al Road.
 - Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. For further information contact project manager Galen Jones at galen.jones@alaska.gov or 907-269-0550.
 - Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron Hunting at aaron.hunting@alaska.gov of 907-269-0546.
- **KGB Rd Recon Ph 2 Right of Way Acquisition Plat (Knik-Goose Bay Road)**
 - DOT&PF supports this Right of Way acquisition package in support of the DOT&PF Knik-Goose Bay Road Reconstruction Phase 2 project.

EXHIBIT B

"Keep Alaska Moving through service and infrastructure."

- **KG 06 Hester Pre-Application; KG 06 North Star Law Group; Plat #99-125 & Plat #79-231 (Knik River Road)**
 - No objection to changing lot lines or retainment of easement for access from Lot 2 to Dock Circle.
 - Shared access to Knik River Road is required as shown through shared access easement. If not recorded already, record shared access easement.
 - Required plat note that says the following or similar: “Single access for both lots to Knik River Road.”
 - Subsequent development of either lot will require continued access through shared access easement or through Dock Circle.
 - Platting actions invalidate existing access permits. Apply for shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- **Bear Street Agape Preliminary Plat; Plat #84-142; WA 07 Hall (Bogard Road)**
 - No objection to the proposed lot consolidation.
 - Add plat note “No direct access to Bogard Road.”
 - This plat falls within the boundary of the Mat-Su Borough’s Bogard/Seldon Corridor Access Management Plan (CAMP), which is currently scheduled for review by the Borough Assembly on June 3rd, 2025.
 - DOT&PF supports the Mat-Su Borough’s planning efforts through the CAMP to utilize Bear Cub Court as a frontage or backage road. If the public right of way established through Bear Cub Court is removed, provide alternate right of way to replace the public’s interest in Bear Cub Court.
 - This plat is within the boundary of an active DOT&PF construction project: Bogard Road Pavement Preservation Trunk Road to Wasilla-Fishhook Road. For further information contact project manager Ericka Moore at ericka.moore@alaska.gov or (907) 269-0450.
 - This plat is within the boundary of an active DOT&PF design project: Bogard Road Safety & Capacity Improvements. For further information contact project manager Chris Bentz at chris.bentz@alaska.gov or (907) 707-1912.

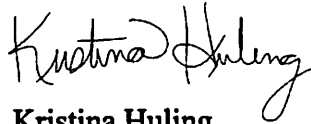
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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, appearing to read "Kristina Huling", written in a cursive 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

Fred Wagner

From: Germann, Quinn H CIV USARMY CEPOA (USA) <Quinn.H.Germann@usace.army.mil>
Sent: Wednesday, May 7, 2025 11:04 AM
To: Fred Wagner
Subject: RE: Knik Goose Bay Road Reconstruction Phase 2 ROW Acquisition

Good morning Mr. Wagner,

I had trouble opening the zip folder, but I figured I would provide some basic information.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you any questions or concerns at 907-753-2712.

V/r

Quinn H.A. Germann

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, May 5, 2025 5:27 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; kyler.hylton@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; cwellman@cityofwasilla.gov; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov; cnygard@cityofwasilla.gov; jbarnett@cityofwasilla.gov; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dmelliott@mtaonline.net; dglsviatn@aol.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Land Management <Land.Management@matsugov.us>; P Engineering <pde@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>;

EXHIBIT C

Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>;
meadow@mea.coop; ospdesign@gci.com; row@mtasolutions.com; Andrew Fraiser
<Andrew.Fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com; Dee McKee <Dee.McKee@matsugov.us>
Subject: [Non-DoD Source] Knik Goose Bay Road Reconstruction Phase 2 ROW Acquisition

All,

Below is a link to a request for comments on KGB Road Reconstruction Phase 2 Right of Way Acquisition, MSB Case #2025-058, Tech FW, Knik-Fairview Community council.

Comments are due by May 23, 2025

 [KGB Rd Recon Ph 2 ROW ACQ](#)

Sincerely,

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

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

5538B01L013 585
TAYLOR DOUGLAS ARTHUR
6950 W MOOSE RIDGE CIR
WASILLA, AK 99623-9888

RECEIVED
MAY 13 2025
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: STATE of ALASKA, DEPT of TRANSPORTATION & PUBLIC FACILITIES

REQUEST: State of Alaska, Department of Transportation and Public Facilities requests approval of the **Right-Of-Way Acquisition Map for Knik-Goose Bay Road Reconstruction Phase 2**. This project is located between E. Centaur Avenue and S. Settler's Bay Drive (multiple tax ID's); located within Sections 24-27, & 34 Township 17 North, Range 02 West, Seward Meridian, Alaska. A copy of the proposed acquisition is available for viewing at the MSB Permit Center. Further information for this project is also available at <https://www.knikgoosebay.com/>. Community Council: Knik-Fairview and in Assembly District #3 Dee McKee.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Room 149 at Fire Station 6-2**, 4568 S. Knik Goose Bay Road, Wasilla, Alaska on the proposed **Right-of-Way Acquisition**. The public hearing is scheduled for **May 28, 2025**, starting at 1:00 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Officer, **Fred Wagner** at (907) 861-7870. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

☒ No Objection ☐ Objection ☐ Concern

Name: Douglas A. Taylor Address: 6950 W Moose Ridge Circle Wasilla, AK 99623

Comments: None

Fred Wagner

From: Steve Denton <sdenton53@att.net>
Sent: Monday, May 12, 2025 11:46 AM
To: Platting
Subject: Comments: Knik-Goose Bay Road Reconstruction Phase 2

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

I have a residence at 3861 South Birch Cove Drive and the KGB Road is my primary access to and from the remainder of the Southcentral road system. Although the proposed project does not affect my property directly, I will benefit from the improved traffic flow and safety resulting from the proposed project. After reviewing the materials provided on the AKDOTPF web page, it is my opinion that the proposed project is a good proposal for achieving the project objectives. Therefore, I support the proposed project and hope the right-of-way acquisition process provides the necessary property to support the project.

.....
3861 South Birch Cove Drive
Stephen Denton
Email: sdenton53@att.net
Cell: 907-322-5972



HOUSTON 16 MAP