

## Chris Curlin

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**From:** Brad Sworts  
**Sent:** Wednesday, July 16, 2025 10:53 AM  
**To:** Chris Curlin  
**Cc:** Alex Strawn  
**Subject:** RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Chris,

PD&E submitted objection to the vacation of a portion (2.23 by 32.44') of ROW adjoining Lot 16A because it would result in a substandard cul-de-sac. As I mentioned on the phone, there appears to be an unlabeled exhibit (Agenda Copy) in the platting board packet dated 11/08/23 that shows a snow storage and maintenance easement that covers the same area that the petitioner is asking to vacate. I do not find any mention of this in the Discussion, Conclusion or Finding of Fact for Approval. If the Platting Board decides to approve the vacation of ROW PD&E would support the creation of a "Snow Storage and Maintenance Easement" as shown.

As I also mentioned, it is concerning that the ROW vacation is occurring because the 2 Story House does not meet the 25' setback requirements and yet the owner constructed a deck on the east side of the house sometime between 5/22/2024 and 02/14/2025 that encroaches even further into the setback as can be seen in Exhibit C-1. Please determine if this requires further action by the property owner to mitigate this new encroachment.

### Brad Sworts

*Pre-Design and Engineering Division Manager*

*Matanuska-Susitna Borough, Public Works Department*

907-861-7723 mainline | 907-861-7715 direct  
mailing: 350 E Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave, Palmer, AK 99645  
web: <https://matsugov.us/>

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, April 23, 2025 3:22 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Michael Keenan <Michael.Keenan@matsugov.us>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; mschoming@crweng.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Coop

**HANDOUT # 1**  
**COOPER WOODS PH 1 LOT 16B, BLOCK 1**  
**CASE # 2025-051**  
**MEETING DATE: JULY 17, 2025**

## Chris Curlin

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**From:** Brandon Tucker  
**Sent:** Wednesday, July 16, 2025 4:12 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Yes sir, under 11.10.010, any structure, object, material, etc., in a right-of-way, other public easement, or on Borough land is defined as an encroachment and requires a permit.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Wednesday, July 16, 2025 3:17 PM  
**To:** Brandon Tucker <Brandon.Tucker@matsugov.us>  
**Subject:** FW: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hi Brandon,

Is a deck considered an encroachment?

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

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**From:** Brad Sworts <Brad.Sworts@matsugov.us>  
**Sent:** Wednesday, July 16, 2025 10:53 AM  
**To:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Cc:** Alex Strawn <Alex.Strawn@matsugov.us>  
**Subject:** RE: RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Chris,  
PD&E submitted objection to the vacation of a portion (2.23 by 32.44') of ROW adjoining Lot 16A because it would result in a substandard cul-de-sac. As I mentioned on the phone, there appears to be an unlabeled exhibit (Agenda Copy) in the platting board packet dated 11/08/23 that shows a snow storage and maintenance easement that covers the same area that the petitioner is asking to vacate. I do

**HANDOUT # 2**  
**COOPER WOODS PH 1 LOT 16B, BLOCK 1**  
**CASE # 2025-051**  
**MEETING DATE: JULY 17, 2025**

Discussion, Conclusion or Finding of Fact for Approval. If the Platting Board decides to approve the vacation of ROW PD&E would support the creation of a "Snow Storage and Maintenance Easement" as shown.

As I also mentioned, it is concerning that the ROW vacation is occurring because the 2 Story House does not meet the 25' setback requirements and yet the owner constructed a deck on the east side of the house sometime between 5/22/2024 and 02/14/2025 that encroaches even further into the setback as can be seen in Exhibit C-1. Please determine if this requires further action by the property owner to mitigate this new encroachment.

## Brad Sworts

*Pre-Design and Engineering Division Manager*

*Matanuska-Susitna Borough, Public Works Department*

907-861-7723 *mainline* | 907-861-7715 *direct*  
mailing: 350 E Dahlia Ave., Palmer, AK 99645  
physical: 533 E. Fireweed Ave, Palmer, AK 99645  
web: <https://matsugov.us/>

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**From:** Chris Curlin <[Chris.Curlin@matsugov.us](mailto:Chris.Curlin@matsugov.us)>

**Sent:** Wednesday, April 23, 2025 3:22 PM

**To:** Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Amie Jacobs <[Amie.Jacobs@matsugov.us](mailto:Amie.Jacobs@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Brian Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Christina Sands <[Christina.Sands@matsugov.us](mailto:Christina.Sands@matsugov.us)>; Colton Percy <[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; DNR <[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; Land Management <[Land.Management@matsugov.us](mailto:Land.Management@matsugov.us)>; MSB Farmers <[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>; Sarah Myers <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; The Postmaster <[eric.r.schuler@usps.gov](mailto:eric.r.schuler@usps.gov)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; USACE <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; Michael Keenan <[Michael.Keenan@matsugov.us](mailto:Michael.Keenan@matsugov.us)>; North Lakes Community Council ([board@nlakes.cc](mailto:board@nlakes.cc)) <[board@nlakes.cc](mailto:board@nlakes.cc)>; Jeffrey Anderson <[Jeffrey.Anderson@matsugov.us](mailto:Jeffrey.Anderson@matsugov.us)>; Fire Code <[Fire.Code@matsugov.us](mailto:Fire.Code@matsugov.us)>; [mschoming@crweng.com](mailto:mschoming@crweng.com); Fonov <[Fonov@matsugov.us](mailto:Fonov@matsugov.us)>; Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; [meadow@mea.coop](mailto:meadow@mea.coop); OSP Design Group <[ospdesign@gci.com](mailto:ospdesign@gci.com)>; Right of Way Dept. <[row@mtasolutions.com](mailto:row@mtasolutions.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>

**Subject:** RFC Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation (CC)

Hello,

The following link is a request for comments for the proposed Cooper Woods Ph II Lot 16B, Block 1 PUE Vacation. Please ensure all comments have been submitted by May 14, 2024, so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Cooper Woods Ph II Lot 16B, Block 1](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

**HANDOUT # 2**  
**COOPER WOODS PH 1 LOT 16B, BLOCK 1**  
**CASE # 2025-051**  
**MEETING DATE: JULY 17, 2025**

RIGHT-OF-WAY OR PUBLIC USE EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and have maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Date Posted: 6/13/2025

Platting Case #: 2025-051

CRAIG HANSON  
Printed Name

Craig Hanson  
Signature

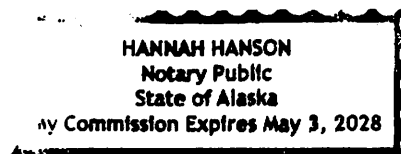
305 E. FIREWEED AVE. PALMER, AK 99645  
Mailing Address

( 907 ) 746-7738  
Phone Number

NOTARY CERTIFICATION

State of Alaska                    )  
  )ss  
Third Judicial District         )

SUBSCRIBED and SWORN to (or affirmed) before me this 14<sup>th</sup> day of July  
20 25, by Craig Hanson  
  (name of signers(s))



Hannah Hanson  
(signature and seal of notary)  
My commission expires: 05/03/28

HANDOUT # 3  
COOPER WOODS PH 1 LOT 16B, BLOCK 1  
CASE # 2025-051  
MEETING DATE: JULY 17, 2025

*[Handwritten signature]*  
1/20/00

1/20/00

1/20/00

*[Handwritten signature]*

1/20/00

*[Handwritten signature]*

NOTARIAL PUBLIC  
STATE OF ALASKA  
My Commission Expires 03/20/02

In accordance with MSB 43.10.065(G), I hereby certify that I posted, and have maintained for 30 days prior to the public hearing, the prescribed vacation notice along the boundary of the property at all common points of access to that portion of the right-of way or easement that is subject of the application.

Platting Case #: 2025-072

Signature Hay Davidson

(907) 232-7437  
Phone Number

Wasilla, AK 99687

 OFFICIAL SEAL  
Jesse C. Curlin  
NOTARY PUBLIC STATE OF ALASKA

State of Alaska )  
 )ss  
Third Judicial District )

SUBSCRIBED and SWORN to (or affirmed) before me this 8<sup>th</sup> day of July  
2025, by Harry Davidson  
(name of signers(s))

(signature and seal of notary)  
My commission expires: 2/24/2027

**HANDOUT # 1  
DAVIDSON PUE VAC  
CASE # 2025-072  
MEETING DATE: JULY 17, 2025**

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

RECEIVED  
JUL 09 2025  
PLATTING

7462B01L018 23  
MARTIN THOMAS R & DANITA L  
5926 N TELLURIDE CIR  
WASILLA, AK 99654

### NOTIFICATION OF PUBLIC HEARING

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

#### PETITIONER/OWNER: HARRY DAVIDSON

**REQUEST:** The request is to eliminate the 50-foot Public Use Easement on the southern boundary of Tax Parcel B3 (Tax ID#18N01E15B003). The property is located south of E. Tex-al Drive, east of N. Engstrom Road, north of E. Wolf Creek Road and directly north of N. Crested Butte Drive.; within the NW & NE ¼ Section 15, Township 18 North, Range 01 East, Seward Meridian, Alaska.  
In the Fishhook Community Council and in Assembly District #1.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 17, 2025**, starting at 1:00 p.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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board 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 Technician, **Chris Curlin** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection ☒ Objection [ ] Concern

Name: THOMAS R MARTIN Address: 5926 N. TELLURIDE CIR

Comments: \_\_\_\_\_

I object to the Removal of the Road section easement, My Property backs up into the easement. This provides a means to Access the other Properties down the Road to walk Dogs and eventually If the Road is lot in it will give another avenue out of the neighborhood. I am lot 18 on this Map.

Thank you,

TT A [signature]

Case # 2025-000072 CC

Note: Vicinity map Located on Revers

**HANDOUT # 2**  
**DAVIDSON PUE VAC**  
**CASE # 2025-072**  
**MEETING DATE: JULY 17, 2025**

## **Chris Curlin**

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**From:** Curt and Megan Beling <cmbeling@me.com>  
**Sent:** Monday, July 14, 2025 4:23 PM  
**To:** Platting  
**Subject:** Public Comment: Request to eliminate easement

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

To whom it may concern:

I'm writing this email to express support for the elimination of the 50 foot easement on the southern boundary of Tax Parcel B3 (Tax ID #18N01E15B003) that was brought forth by Harry Davidson. I reside at 8400 E. Fork Circle, just to the south of this easement. I have no objection and support the petitioner's request.

Curt Beling  
(619) 481-9090