

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING ADMINISTRATIVE
SPECIALIST
Kayla Smith
Lacie Olivieri - Alternate



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds

PLATTING ASSISTANT
Connor Herren

RIGHT-OF-WAY ACQUISITION HEARING AGENDA

FIRE STATION 6-2

4568 SOUTH KNIK GOOSE BAY ROAD, WASILLA

REGULAR MEETING

2:00 P.M.

December 8, 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. **RIGHT-OF-WAY ACQUISITION MAP FOR VINE ROAD:** The State of Alaska, Department of Transportation and Public Facilities requests approval of the **Right-Of-Way Acquisition Map for Vine Road**. This project is located between S. Valley View Drive and S. Shamrock Street, and between S. Knik Goose Bay Road and W. Appalachian Avenue (multiple tax ID's); located within Sections 22, 23, 26, & 27 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://vineandhollywood.com/>. Community Council #16 Knik-Fairview and in Assembly District #5. (*Petitioner/Owner: State Of Alaska, Dept Of Transportation & Public Facilities, Staff: Matthew Goddard, Case #2025-161*)

4. ADJOURNMENT

THE RIGHT-OF-WAY ACQUISITION HEARING WILL CONVENE AT **2:00 P.M** ON **DECEMBER 8, 2025**, 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:** The 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:** The motion to approve is made by the Platting Officer.
 - No further unsolicited input from the 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

**STAFF REVIEW AND RECOMMENDATION
PUBLIC HEARING
DECEMBER 8, 2025**

**ROW ACQUISITION: VINE ROAD RECONSTRUCTION: KNIK-GOOSEBAY TO
HOLLYWOOD RD & VINE ROAD AT HOLLYWOOD
ROAD INTERSECTION IMPROVEMENTS
ROW ACQUISITION**

LEGAL DESCRIPTION: SECTIONS 22, 23, 26, & 27, T17N, R02W, S.M., AK

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

REVIEWED BY: MATTHEW GODDARD CASE: 2025-161

REQUEST

State of Alaska, Department of Transportation and Public Facilities requests approval of the Right Of-Way Acquisition Map for the Vine Road Reconstruction: Knik-Goosebay To Hollywood Rd, Project No. 0001605/CFHWY00323& Vine Road At Hollywood Road Intersection Improvements Project No. 0001627/CFHWY00463. This project lies within Sections 22, 23, 26 & 27, T17N, R02W, S.M. AK.

EXHIBITS

Acquisition Vicinity Map

EXHIBIT A (1 pg.)

AGENCY COMMENTS

ADOT&PF
MSB DPW Pre-Design and Engineering Division
MSB Code Compliance
MSB Permit Center
Utilities

**EXHIBIT B (2 pgs.)
EXHIBIT C (1 pg.)
EXHIBIT D (1 pg.)
EXHIBIT E (1 pg.)
EXHIBIT F (1 pg.)**

DISCUSSION:

The request is to acquire right-of-way (ROW) for the Vine Road Reconstruction: Knik-Goosebay to Hollywood Rd, Project No. 0001605/CFHWY00323& Vine Road At Hollywood Road Intersection Improvements Project No. 0001627/CFHWY00463.

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 – December 2025 – April 2027

Construction – July 2027 – October 2029

Comments:

DOT&PF supports this Right of Way Acquisition package in support of the DOT&PF Vine Road Reconstruction: Knik-Goose Bay to Hollywood Road and HSIP: Vine Road at Hollywood Road Intersection Improvements projects (**Exhibit B**).

MSB DPW Pre-Design and Engineering Division (**Exhibit C**) Notes that parcels 25, 26, & 27 may be below MSB's minimum lot size.

Platting staff notes that the proposed acquisition was updated to reflect the acquisition of a public use easement. As this would not be a fee simple acquisition, the lot sizes would not be affected.

MSB Code Compliance (**Exhibit D**) notes that multiple setback violations would result from the right of way acquisition. Code compliance recommends either relocation of the structures or filing a document stating the structure was in compliance with setback requirements prior to the acquisition. *Platting staff notes that the ROW Acquisition process allows for the reduction of the minimum setbacks of structures from rights of way down to a minimum of 10 feet.*

MSB Permit Center (**Exhibit E**) has no comments.

Utilities (**Exhibit F**) ENSTAR did not respond. GCI has no comments or objections. MEA did not respond. MTA did not respond.

CONCLUSION:

The Right of Way Acquisition Map for Vine Road Reconstruction: Knik-Goosebay to Hollywood Rd, Project No. 0001605/CFHWY00323& Vine Road At Hollywood Road Intersection Improvements Project No. 0001627/CFHWY00463 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 Vine Road Reconstruction: Knik-Goosebay to Hollywood Rd, Project No. 0001605/CFHWY00323& Vine Road At Hollywood Road Intersection Improvements Project No. 0001627/CFHWY00463 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

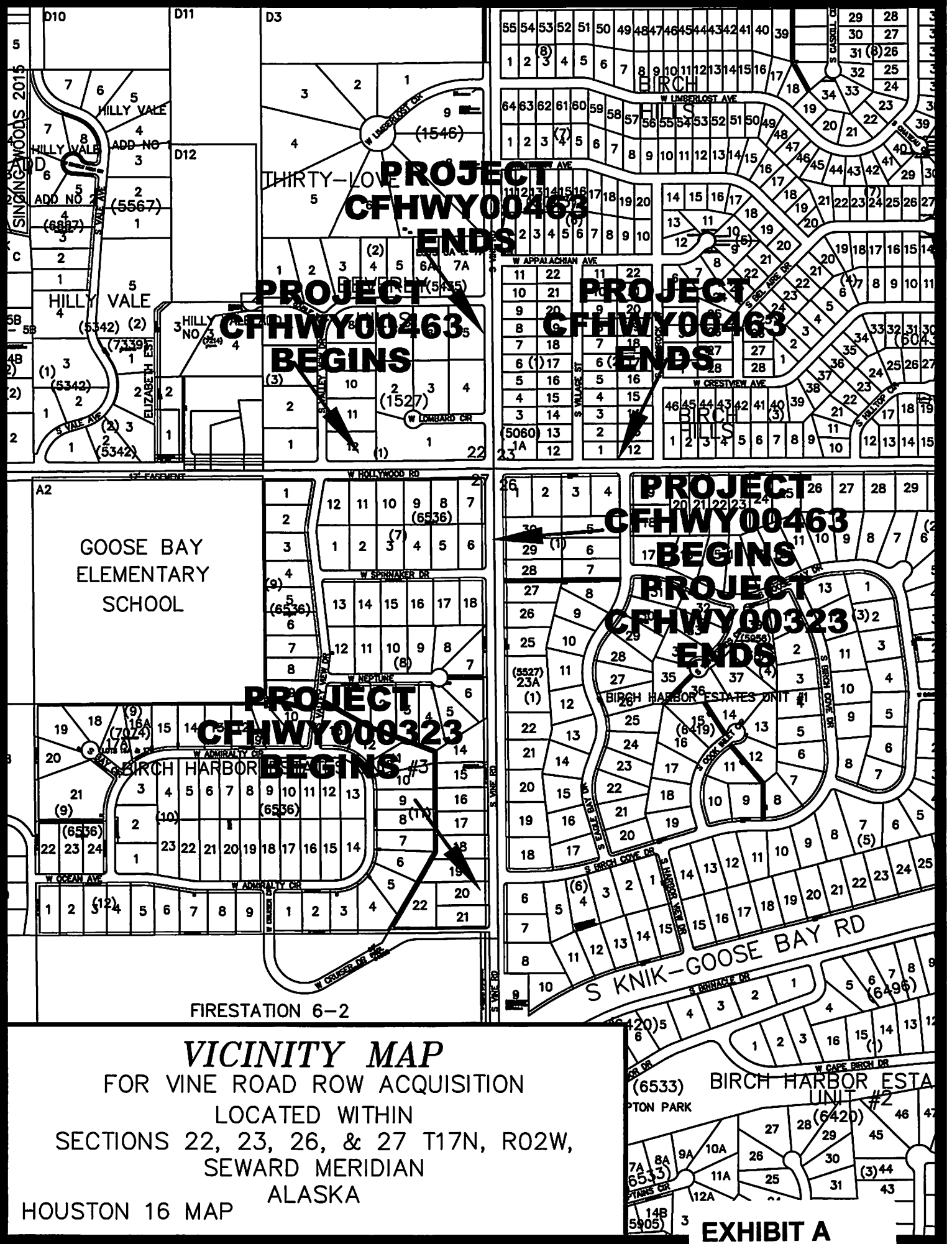
consistent with MSB 43.15.070(C)(1).

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. At the time the staff report was written, there were no public comments received as a result of the noticing.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the Right-of-Way Acquisition Map for Vine Road Reconstruction: Knik-Goosebay To Hollywood Rd, Project No. 0001605/CFHWY00323& Vine Road At Hollywood Road Intersection Improvements Project No. 0001627/CFHWY00463, 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.





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

Department of Transportation and
Public Facilities

Project Delivery: Planning
Anchorage Field Office

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

November 13, 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:

- **Vine Road Right-of-Way Acquisition**
 - Recommend approval.
- **Hermion Road Right-of-Way Acquisition**
 - Recommend approval.
- **HO 16 Rumfelt; Plat #78-123; Mizo LLC (Hollywood Road & Vine Road)**
 - This pre-application exists within the boundary of several active DOT&PF projects: Hollywood Road: Vine Road to Big Lake Road Pavement Preservation, HSIP: Vine Road at Hollywood Intersection Improvements, and Vine Road Reconstruction: Knik-Goose Bay Road to Hollywood Road. Please contact project manager Connor Eshleman at connor.eshleman@alaska.gov or (907) 269-0595 with questions.
 - Recommend attending Vine Road Right-of-Way Acquisition Mat-Su Borough Platting public hearing on December 8th to speak with project team about project impacts and right of way acquisition before proceeding with this platting action. If unable to attend please get in touch with the project team by emailing connor.eshleman@alaska.gov, or call (907) 269-0595.
 - Driveway access cannot be permitted to Hollywood Road during the duration of an active project, access for both lots will be required through Lombard Circle.
 - Required to add plat note: "No access to Hollywood Road or Vine Road."

Keep Alaska Moving

EXHIBIT B

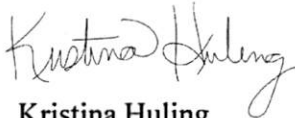
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Gabe Kutcher, Acting 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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, November 4, 2025 3:16 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Vine Road ROW Acquisition (MG)

Hello,

In regards to parcels 25, 26, & 27 does this right of way acquisition result in lots that are below the MSB's minimum lot size?

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 3, 2025 4:33 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; kyler.hylton@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Vine Road ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Vine Road Right-of-Way Acquisition. Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Vine Road ROW Acquisition](#)

Feel free to contact me if you have any questions.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Code Compliance Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: ccb@matsugov.us

MEMORANDUM

DATE: 11/13/2025

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Platting action for Pre-Application Vine Road ROW Acquisition

At this time – none of the listed properties described in the right-of-way acquisition have open/active code compliance cases upon them.

Most lots that the acquisition will create setback issues will be resolved by the SOA acquiring the parcels and incorporating them into the project as described and indicated on the Agenda Plat, however, there are a couple not identified as being fully acquired and may cause setback issues with the existing structures on site.

Please refer to right of way acquisition identified as:

#2 MSB Tax ID 6419B01L020 – the proposed acquisition cuts into the property shortening the setback from the property line to the existing main structure & a shed. Minimum setback requirement is 25ft from the property line that abuts a public right of way. I would recommend filing a document to state the structure met setback requirements prior to the acquisition.

#7 MSB Tax ID 6419B01L026 – the proposed acquisition appears to be creating a setback violation by encroaching into the 25ft minimum setback per MSB 17.55 Setback requirements. I would recommend filing a document that states the structure was in compliance with the setback standards prior to the acquisition.

#21 MSB Tax ID 6536B07L006 – there is an accessory structure that will be close or over the proposed lot line and be in violation of MSB Setback requirements per MSB 17.55. Recommendation would be to relocate the accessory structure or file a document stating the structure was in compliance with the setback requirements prior to the acquisition.

No other comments from Code compliance at this time.

EXHIBIT D

Matthew Goddard

From: Permit Center
Sent: Tuesday, November 4, 2025 8:30 AM
To: Matthew Goddard
Subject: RE: RFC Vine Road ROW Acquisition (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 3, 2025 4:33 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; kyler.hylton@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Vine Road ROW Acquisition (MG)

Hello,

The following link is a request for comments for the proposed Vine Road Right-of-Way Acquisition. Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Vine Road ROW Acquisition](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, November 13, 2025 1:11 PM
To: Matthew Goddard
Subject: RE: RFC Vine Road ROW Acquisition (MG)

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

Matthew,

In review GCI has no comments or objections for the proposed Vine Road Right-of-Way Acquisition.

Thanks,

GCI | OSP Design

1001 Northway Dr., 1st Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, November 3, 2025 4:33 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; kyler.hylton@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Vine Road ROW Acquisition (MG)

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

Hello,

The following link is a request for comments for the proposed Vine Road Right-of-Way Acquisition. Please ensure all comments have been submitted by November 14, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Vine Road ROW Acquisition](#)

Feel free to contact me if you have any questions.

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT - OF - WAY MAP
ALASKA PROJECT

VINE RD RECONSTRUCTION:
KNIK-GOOSE BAY TO HOLLYWOOD RD
0001605 / CFHWY00323

HSIP: VINE RD AT HOLLYWOOD RD
INTERSECTION IMPROVEMENTS
0001627 / CFHWY00463

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0001605/CFHWY00323 0001627/CFHWY00463	R1	R10

DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-WAY CENTERLINE MONUMENT LOCATIONS HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY PLANS, ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY CONTROLS BY ME OR UNDER MY SUPERVISION.

DATE _____ REGISTRATION NUMBER _____

TRAVIS W. TEST
ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT LOCATIONS
SURVEYOR'S CERTIFICATE

DEPARTMENT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED UPON THE MONUMENTS RECOVERED DURING THE DEPARTMENT'S LOCATIONS SURVEY FOR THIS PROJECT.

DATE _____ REGISTRATION NUMBER _____

ROBERT M. KEINER
ALASKA DOT&PF
4111 AVIATION AVENUE
ANCHORAGE AK 99502
PHONE: (907) 269-0700



DEPARTMENT RIGHT-OF-WAY
SURVEYOR'S CERTIFICATE

DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

APPROVED _____, 20____
Date

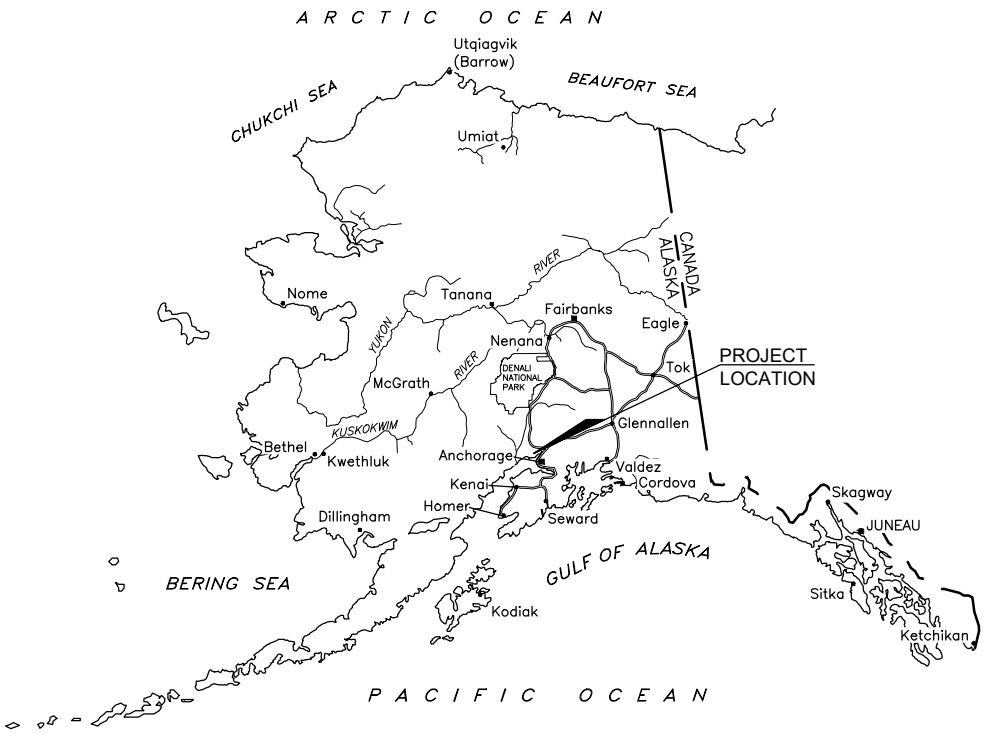
REGIONAL CHIEF RIGHT-OF-WAY AGENT

THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(5).

LOCATED WITHIN SECTIONS: 22, 23, 26, & 27, T18N R1W, SEWARD MERIDIAN

RECORD OF SURVEY - PALMER RECORDING DISTRICT

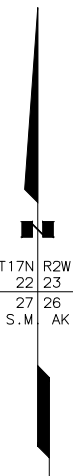
STATE BUSINESS - NO FEE



ALASKA STATE MAP

SPECIAL GENERAL NOTE

SUBDIVISION NAMES, PLAT NUMBERS AND DEPICTIONS OF PROPERTIES ADJACENT TO THE RIGHT-OF-WAY SHOWN HEREON WERE GENERATED AT THE TIME OF INITIAL PLAN DEVELOPMENT. THIS PLAN SET DOES NOT NECESSARILY REFLECT THE CURRENT STATUS AT THE TIME OF THE RECORDING OF THIS DOCUMENT.

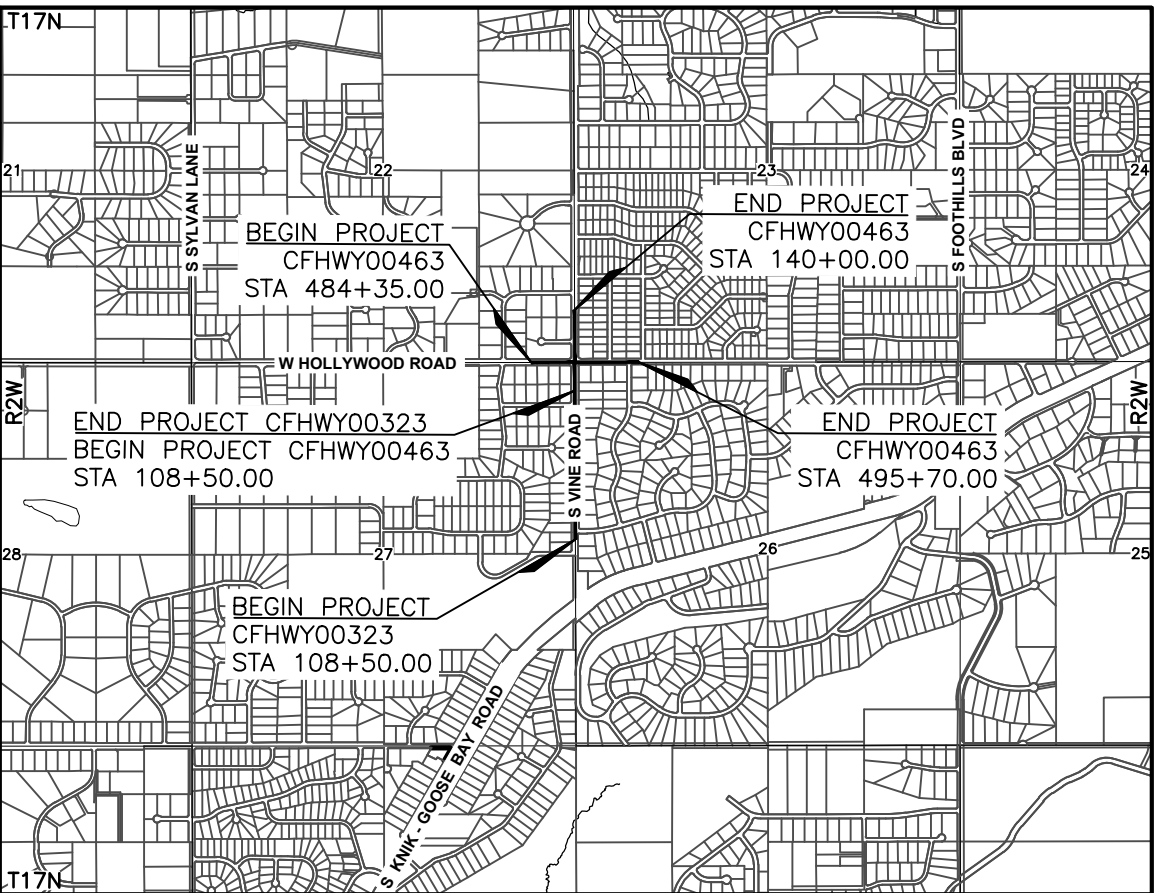


T17N R2W
22 23
27 26
S.M AK

PRELIMINARY

11/18/2025

ACQUISITION DATES: DEC 2025 - APR 2027
CONSTRUCTION DATES: JUL 2027 - OCT 2029
PROJECT LENGTH: +/- 0.6 MILES



0 0.125 .25 .5
SCALE IN MILES

W:\Projects\Highways\WATSL\PALMER_WAS\LLA\CFHWY00323 Vine Rd Improvements KGB-Hollywod\C3D\CFHWY00323 Vine Road Improvements ROW.R3 LEGEND 11/18/2025 12:05:47 PM

ROADWAY

EXISTING

PROPOSED

EDGE OF PAVEMENT

LIMIT OF CUT SLOPE & FILL SLOPE

GRAVEL EDGE

SIDEWALK AND PATH/TRAIL

CONCRETE CURB & GUTTER

CONCRETE CURB CUT

PARALLEL CURB RAMP
PERPENDICULAR CURB RAMP

UNIDIRECTIONAL CURB RAMP &
MID-BLOCK CURB RAMP

DETECTABLE WARNING TILE

BRIDGE

TUNNEL

GUARDRAIL

END & PARALLEL END SECTIONS

ROADWAY OBLITERATION

FENCE

STONE FENCE

NOISE BARRIER

RETAINING WALL

HEADWALL & WINGWALL

BOTTOM OF DITCH

SPECIAL DITCH

FLAT BOTTOM DITCH

BERM

RIPRAP

BOULDER OR BOULDERS

PRIVATE SIGN, MAILBOX

POST, BOLLARD

PLANTER

BUILDING OR FOUNDATION

BOARDWALK AND STAIRS

UTILITIES

EXISTING

STORM DRAIN

STORM DRAIN MANHOLE, CLEANOUT

CURB INLET CATCH BASIN
FIELD INLET CATCH BASIN

PIPE CULVERT WITH END SECTION

SANITARY SEWER

SANITARY SEWER MANHOLE, CLEANOUT

SEPTIC VENT, SEWER SERVICE CONNECTION

WATER

FIRE HYDRANT, VALVE OR RISER

WELL, WATER SERVICE CONNECTION

NATURAL GAS, METER

OIL OR GASOLINE PIPELINE, PUMP

TANKS (ABOVE GROUND, UNDERGROUND)

ELECTRIC

UTILITY POLE, POLE WITH LUMINAIRE

GUY POLE, GUY WIRE ANCHOR

TRANSMISSION TOWER (WOOD, STEEL)

ELECTRIC PEDESTAL, TRANSFORMER

ELECTRIC MANHOLE, METER

ELECTRIC OUTLET, LANDSCAPE LIGHT

TELEPHONE

TELEPHONE MANHOLE, PEDESTAL

FIBER OPTIC

FIBER OPTIC MANHOLE

CABLE TV

CABLE TV PEDESTAL, SATELLITE DISH

UNDERGROUND DUCT, UTILIDOR
(ELECTRIC, TELEPHONE, FIBER OPTIC)

VENT

TRAFFIC

EXISTING

LOAD CENTER

STATE TRAFFIC, MOA TRAFFIC, &
BEACON CONTROLLER
ARROW INDICATES DOOR LOCATION

TYPE 1A, II, III, IV JUNCTION BOX

FIBER OPTIC VAULT

ELECTROLIER

HIGHTOWER

SIGNAL POLE WITH MASTARM

PEDESTRIAN PUSH BUTTON & SIGNAL

VEHICULAR SIGNAL

VEHICULAR SIGNAL LEFT & RIGHT

OPTICAL, CAMERA, RADAR, AND GPS
DETECTOR

LOOP DETECTOR

COMMUNICATION ANTENNA

MASTARM BEACON

RURAL & SCHOOL ZONE BEACON

LOOP DETECTOR CONDUIT

SIGNAL CONDUIT

LIGHTING CONDUIT

SIGNAL & LIGHTING CONDUIT

CONDUIT BORING

CONDUIT SIZE IN INCHES

INTERCONNECT

SIGN POST

PRELIMINARY

11/18/2025

RIGHT-OF-WAY

RECOVERED

SET THIS PROJECT

FEDERAL GOVERNMENT SURVEY MONUMENT

GOVERNMENT CONTROL STATION

PRIMARY MONUMENT (BRASS/AL CAP)

MISC SECONDARY CORNER

PRIMARY CENTERLINE MONUMENT

SECONDARY CENTERLINE MONUMENT

RANDOM CONTROL MONUMENT

PRIMARY GPS CONTROL POINT

HORIZONTAL CONTROL POINT

SECONDARY CONTROL POINT

VERTICAL BENCHMARK

TEMPORARY BENCHMARK

TOWNSHIP AND RANGE / SECTION LINES

SECTION LINE

1/4 SECTION LINE

1/16 SECTION LINE

CORPORATE or CITY LIMITS

EXISTING RIGHT-OF-WAY

RIGHT-OF-WAY OR EASEMENT REQUIRED

PROJECT RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY EASEMENT

EXISTING PROPERTY LINE

CONTROLLED ACCESS LINE

EXISTING UTILITY EASEMENT

PROPOSED UTILITY EASEMENT

DESIGN CENTERLINE

ROW PROPOSED CENTERLINE (DESIGN)

EXISTING CENTERLINE

RAILROAD CENTERLINE

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION PERMIT

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT-OF-WAY MAP

ALASKA PROJECT

0001605 / CFHWY00323

0001627 / CFHWY00463

VINE RD RECONSTRUCTION:

KNIK-GOOSE BAY RD TO HOLLYWOOD RD

HSIP: VINE RD AT HOLLYWOOD RD INTERSECTION IMPROVEMENTS

DRAWN

RNS

DATE

11/18/2025

SCALE

CHECKED

DATE

SHEET

2

OF

10

TOPOGRAPHY

EXISTING

PROPOSED

LAKE OR POND, WETLANDS

TREE (CONIFER/DECIDUOUS)

TREELINE (EDGE OF VEGETATION)

CONTOUR, MAJOR OR MINOR

DRAINAGE FLOW

CREEK (CENTERLINE)

RIVER (EDGE OF WATER)

ROW SECTION LINE EASEMENT AND SECTION LINE-CENTERLINE INTERSECTION

GOV LOT
USS 8900

SI
10+20.00 'KNAL'
67+34.00 'SPUR'

PROJECT
CENTERLINE

PRIMARY

EXISTING
ROAD

20' PUE

65+00

RIGHT-OF-
WAY LINE

MR SUBD

TRACT A
BLOCK 2

LOT 1
PLAT NO.
80-303

LOT 2
PLAT NO.
80-303

10' T&E

65+00

SLOPE
LIMITS

281.00

6 R2W

6 R3W

5 R3W

00°28'39" E

SEC LINE

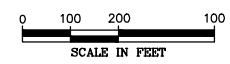
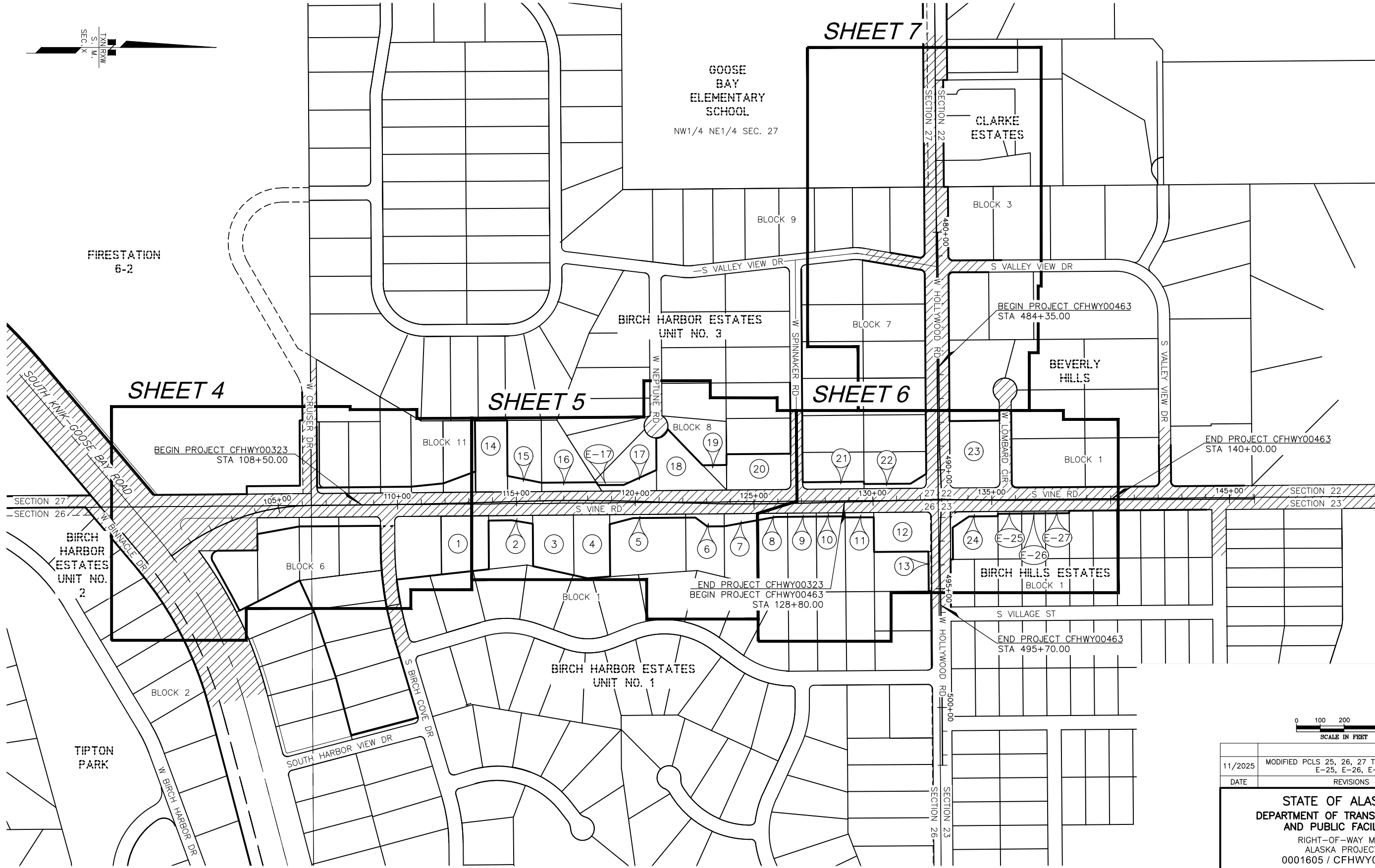
T13N
T12N

SEC COR TO 1/4 COR

W:\Projects\Highways\WATSL_PALMER_WASILLA\CFHWY00323 Vine Rd Improvements KGB-Hollywod\C30\CFHWY00323 Vine Road Improvements ROW_R3 TRACT 11/18/2025 12:05:54 PM

PRELIMINARY 11/18/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0001605/CFHWY00323 0001627/CFHWY00463	R3	R10



11/2025	MODIFIED PCLS 25, 26, 27 TO ROW ESMTS - E-25, E-26, E-27	RS
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
RIGHT-OF-WAY MAP
ALASKA PROJECT
0001605 / CFHWY00323
0001627 / CFHWY00463
VINE RD RECONSTRUCTION:
HSIP: VINE RD AT HOLLYWOOD RD INTERSECTION IMPROVEMENTS

DRAWN	RNS	DATE	11/18/2025	SCALE	1" = 200'
CHECKED		DATE		SHEET	3 OF 10

W:\Projects\Highways\WATSU\PALMER_WASILLA\CFHWY00323 Vine Rd Improvements KGB-Hollywod\3D\CFHWY00323 Vine Road Improvements ROW 11/18/2025 12:06:00 PM

20	FEE	ANTHONY ISAAH NORTH	40,441 SF	40,441 SF	40,441 SF	0 SF	
19	FEE	SAMUEL W HENSLEE	42,425 SF	5,270 SF	5,270 SF	37,155 SF	
18	FEE	MICHAEL G BRENTON & RIO V BRENTON	42,927 SF	42,927 SF	42,927 SF	0 SF	
E-17	UTIL ESMT	NARDINI 2015 TRUST		1,486 SF	1,486 SF		
17	FEE	NARDINI 2015 TRUST	42,278 SF	10,164 SF	10,164 SF	32,114 SF	
16	FEE	STEPHEN J MURRAY II & JACQUELYN CRACE-MURRAY	47,898 SF	8,942 SF	8,942 SF	38,956 SF	
15	FEE	THE KEMPEN REVOCABLE TRUST	43,040 SF	7,441 SF	7,441 SF	35,599 SF	
14	FEE	ANTHONY J PETITO	40,745 SF	40,745 SF	40,745 SF	0 SF	
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER

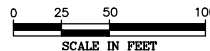
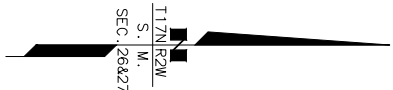
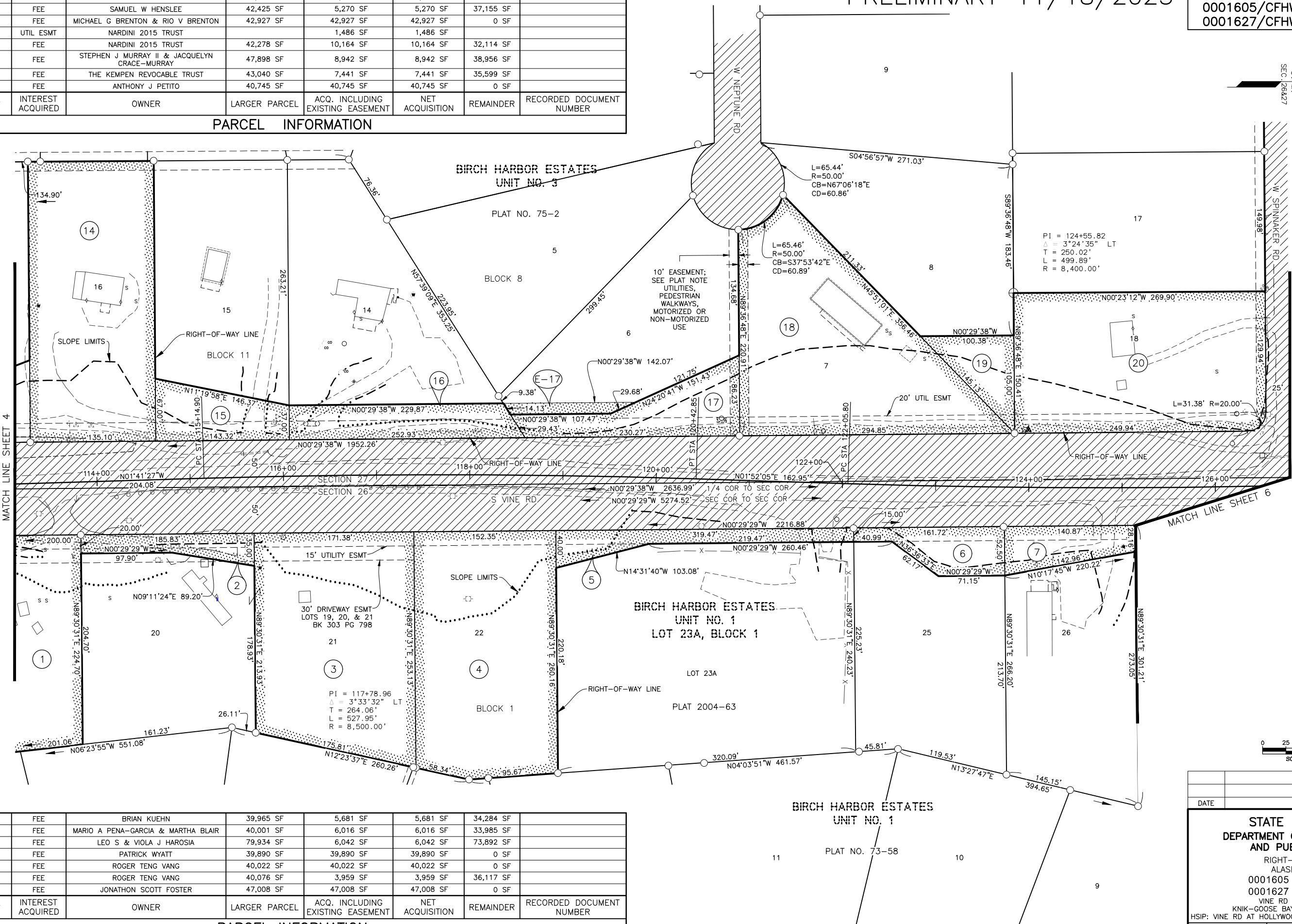
PARCEL INFORMATION

7	FEE	BRIAN KUEHN	39,965 SF	5,681 SF	5,681 SF	34,284 SF	
6	FEE	MARIO A PEÑA-GARCÍA & MARTHA BLAIR	40,001 SF	6,016 SF	6,016 SF	33,985 SF	
5	FEE	LEO S & VIOLA J HAROSIA	79,934 SF	6,042 SF	6,042 SF	73,892 SF	
4	FEE	PATRICK WYATT	39,890 SF	39,890 SF	39,890 SF	0 SF	
3	FEE	ROGER TENG VANG	40,022 SF	40,022 SF	40,022 SF	0 SF	
2	FEE	ROGER TENG VANG	40,076 SF	3,959 SF	3,959 SF	36,117 SF	
1	FEE	JONATHAN SCOTT FOSTER	47,008 SF	47,008 SF	47,008 SF	0 SF	
PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER

PARCEL INFORMATION

PRELIMINARY 11/18/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0001605/CFHWY00323 0001627/CFHWY00463	R5	R10

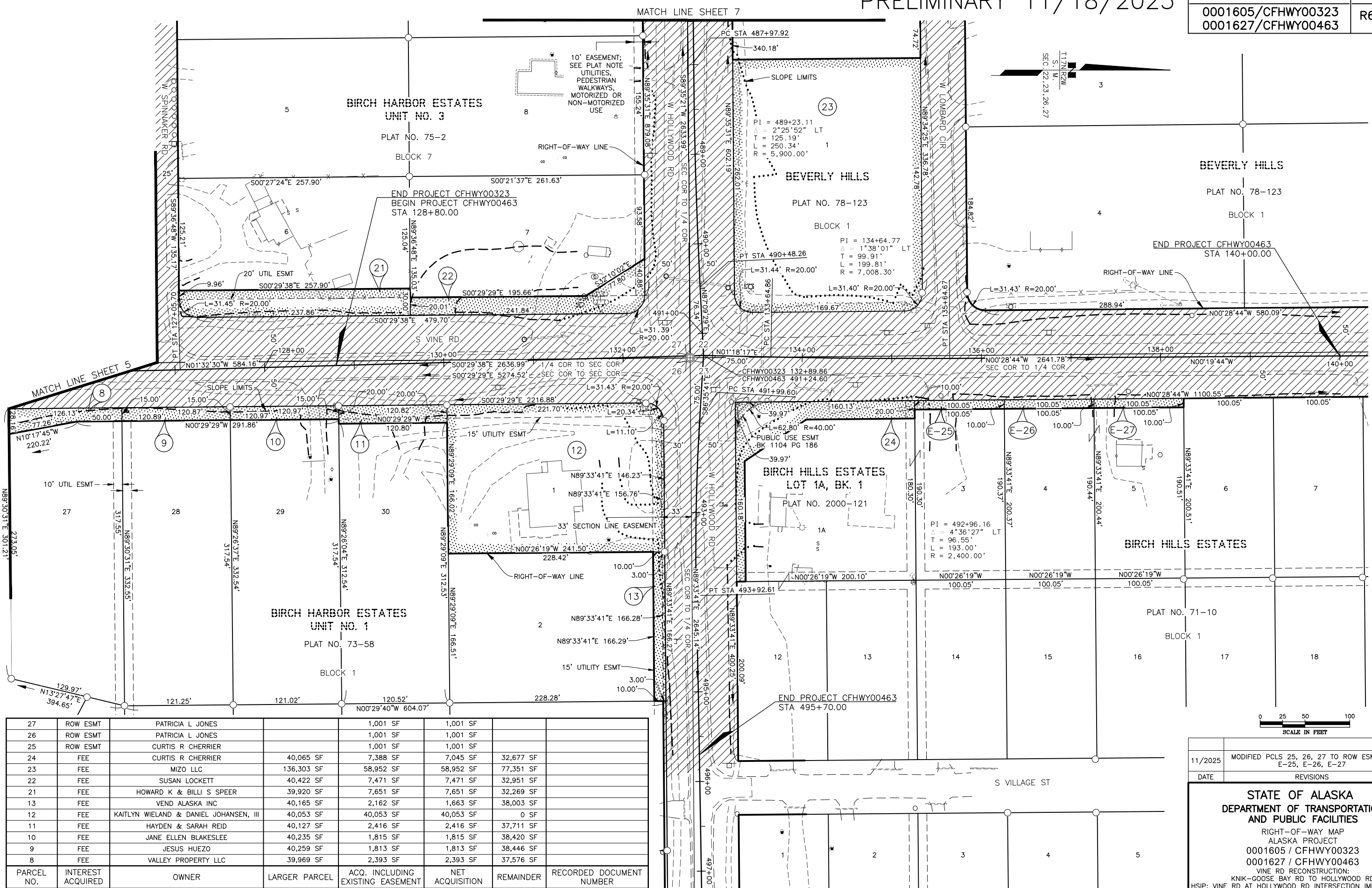


DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0001605 / CFHWY00323 0001627 / CFHWY00463 VINE RD RECONSTRUCTION: KNIK-GOOSE BAY RD TO HOLLYWOOD RD HSIP: VINE RD AT HOLLYWOOD RD INTERSECTION IMPROVEMENTS		
DRAWN RNS	DATE 11/18/2025	SCALE 1" = 50'
CHECKED	DATE	SHEET 5 OF 10

W:\Projects\Highways\WATSU\PALMER_WASILLA\CFHWY00323 Vine Rd Improvements KGB-Hollywood\CFHWY00323 Vine Rd Improvements ROW 11/18/2025 12:06:02 PM

PRELIMINARY 11/18/2025

PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0001605/CFHWY00323 0001627/CFHWY00463	R6	R10



PARCEL NO.	INTEREST ACQUIRED	OWNER	LARGER PARCEL	ACQ. INCLUDING EXISTING EASEMENT	NET ACQUISITION	REMAINDER	RECORDED DOCUMENT NUMBER
27	ROW ESMT	PATRICIA L JONES		1,001 SF	1,001 SF		
26	ROW ESMT	PATRICIA L JONES		1,001 SF	1,001 SF		
25	ROW ESMT	CURTIS R CHERRIER		1,001 SF	1,001 SF		
24	FEE	CURTIS R CHERRIER	40,065 SF	7,388 SF	7,045 SF	32,677 SF	
23	FEE	MIZO LLC	136,303 SF	58,952 SF	58,952 SF	77,351 SF	
22	FEE	SUSAN LOCKETT	40,422 SF	7,471 SF	7,471 SF	32,951 SF	
21	FEE	HOWARD K & BILLI S SPEER	39,920 SF	7,651 SF	7,651 SF	32,269 SF	
13	FEE	VEND ALASKA INC	40,165 SF	2,162 SF	1,663 SF	38,003 SF	
12	FEE	KAITLYN WIELAND & DANIEL JOHANSEN, III	40,053 SF	40,053 SF	40,053 SF	0 SF	
11	FEE	HAYDEN & SARAH REID	40,127 SF	2,416 SF	2,416 SF	37,711 SF	
10	FEE	JANE ELLEN BLAKESLEE	40,235 SF	1,815 SF	1,815 SF	38,420 SF	
9	FEE	JESUS HUEZO	40,259 SF	1,813 SF	1,813 SF	38,446 SF	
8	FEE	VALLEY PROPERTY LLC	39,969 SF	2,393 SF	2,393 SF	37,576 SF	

PARCEL INFORMATION

0 25 50 100
SCALE IN FEET

11/2025	MODIFIED PCLS 25, 26, 27 TO ROW ESMTS - E-25, E-26, E-27	RS
DATE	REVISIONS	BY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT-OF-WAY MAP
ALASKA PROJECT
0001605 / CFHWY00323
0001627 / CFHWY00463

VINE RD RECONSTRUCTION:
KNIK-GOOSE BAY RD TO HOLLYWOOD RD
HSIP: VINE RD AT HOLLYWOOD RD INTERSECTION IMPROVEMENTS

DRAWN	RNS	DATE	11/18/2025	SCALE	1" = 50'
CHECKED		DATE		SHEET	6 OF 10

W:\Projects\Highways\WATSU_PALMER_WASILLA\CFHWY00323 Vine Rd Improvements KGB-Hollywood\C30\CFHWY00323 Vine Road Improvements ROW 11/18/2025 12:06:04 PM



PROJECT DESIGNATION	SHEET NUMBER	TOTAL SHEETS
0001605/CFHWY00323 0001627/CFHWY00463	R7	R10

DATE	REVISIONS	BY
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES RIGHT-OF-WAY MAP ALASKA PROJECT 0001605 / CFHWY00323 0001627 / CFHWY00463 VINE RD RECONSTRUCTION: KNIK-GOOSE BAY RD TO HOLLYWOOD RD HSIP: VINE RD AT HOLLYWOOD RD INTERSECTION IMPROVEMENTS		
DRAWN	RNS	DATE 11/18/2025
CHECKED	DATE	SCALE 1" = 50'
		SHEET 7 OF 10