

## Matthew Goddard

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**From:** Eric Gregory <akhubby@icloud.com>  
**Sent:** Monday, June 26, 2023 9:24 AM  
**To:** MSB Platting  
**Subject:** Tax ID 16N03W31A010 Attn. Amy Otto-Buchanan

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

In regard to the the Joseph a Jacquelyn Klejka 16N03W31A010 subdivision, I have no objection other than the "concern"  
#1) The Historic Winter Trail (as listed on the Plat Map)"open access" will continue to be maintained. #2) Access to Fifth Avenue from Goose Creek Road be either left "as is", or if needed to be moved to border the current property line, be re-constructed in a like manner. As a property owner of Alvamar Park subdivision our family has been part of the building and maintenance of this access road . Our family has utilized the Winter Trail access for the property's original access since the 1970's traveling in to the property from the Air Force NIKE Sight, as well as enjoying many walks and Four Wheeler rides. Again, no issues with the subdivision, but for lack of more information wanted to state my thoughts and concerns. Thank you.

Eric and Lise Gregory Tax ID# 6132B07L001, L002, L003, L004, L005, L006, L007, L008 Sent from my iPhone



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

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

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June 26, 2023

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 pre-applications and have the following comments:

- **Plat #2006-61, HO 11 Luafulu, Big Lake Road**
  - No direct access to Big Lake Road will be granted for both lots.
  - DOT&PF requires a dedicated shared common access for both lots to Maddison Circle.
  - Subsequent subdivision and development of both lots will require continued use of the shared common access at Maddison Circle.
- **Waiver #96-13-PWm, HO 10 Edge Survey, Parks Highway**
  - No direct access will be granted for Lot 1 and Lot 2 to the Parks Highway.
  - Redraw plat lines to allow access for Lot 2 to Meadow Lakes Loop Road.
  - DOT&PF may have additional or different comments after DOT&PF Construction reviews the pre-application.
- **Tamarack Ridge, Plat #2023-065, Tax Parcel B17, Schrock Road**
  - DOT&PF will authorize one access to Schrock Road for both lots. No additional access to Schrock Road will be granted.
  - DOT&PF requires access at shared lot line to be dedicated as a shared common access.
  - Subsequent subdivision of all lots will require utilities and continued access through the shared common access and may require upgrading the shared common access to a road.
  - DOT&PF recommends preserving section line easements for future development.
  - DOT&PF requests right of way dedication.

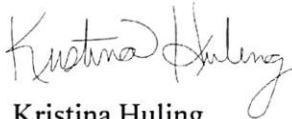
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, 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