

MEETING DATE: JUNE 4, 2025

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

RECEIVED
MAY 23 2025
PLATTING

1577B02L027 18
WEIANT FORREST E
8231 E REGENTS RD
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: Linda Allender

REQUEST: The request is to create three lots from Lot 6, Block 2, Cottrell Park (Plat# 71-26) to be known as **SCOTT SUBDIVISION LOTS 6A, 6B & 6C**, containing 6.08 acres +/- The property is located directly west of S. Baroness Lane, and directly north of E. Duchess Drive;(Tax ID # 6088B02L006); within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District 2.

The Matanuska-Susitna Borough **Platting Officer** 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 **June 4, 2025**, starting at 8:30 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 Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Forrest E. Weiant Address: 8231 E. Regents Rd, Palmer

Comments: The driveway for lot 6C will create a hazard for vehicles traveling West at night on E. Duchess Dr. The owners of 6C headlights would create confusion for the west bound Duchess Vehicles. seeing headlight on the wrong side of the road. Would recommend lot 6C be a flag lot, with access to S Baroness Dr. This proposed Subdivision did not identify any easements for utilities or road maintenance.

Case # 2025-039 CC

Note: Vicinity map Located on Reverse Side



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 23, 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 no comments:

- **Secon Inc Public Use Easement (Grandview Road, Glenn Highway)**
- **Plat #71-26, Linda Allender, Scott Subdivision Lots 6A, 6B, 6C (Cottrell Campus Dr, Trunk Road)**

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

- **Wolverine Woods; PA 03 Dooling; Parcel 3, Waiver Resolution #96-6-PWm (Wolverine Road)**
 - No objection to lot division or requested variance.
 - If shared access to Wolverine Road is needed in the future, recommend recording a shared access easement across Lot 2.
 - Future development of Lot 2 will require single access to Wolverine Road, plan internal circulation accordingly.
 - Apply for driveway permit for Lot 2 to access Wolverine Road. 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.
 - DOT&PF requests right of way dedication along Wolverine Road.

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 petitione

HANDOUT # 2
SCOTT SUBDIVISION LOTS 6A, 6B & 6C
CASE # 2025-000072
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"Keep Alaska Moving through serv

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 cursive script, appearing to read "Kristina Huling".

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