



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

July 28, 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**:

- **MSB Case #2015-041; Terra Fina Masterplan Subdivision; Red Dog Masonry**
Extension from 6 to 8 years of masterplan

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

- **Secon INC ROW Dedication (Palmer-Wasilla Highway)**
 - Concur with Right of Way dedication.
 - Property owner will need to apply for an Approach Road review of the newly dedicated road with access to the Palmer-Wasilla Highway (west of Roberts St). 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.
- **PA 05 HLS-Airstream preapp; Fishhook Airstream; Plat #2025-27; Peggy Lee & Clyde A. Lee Jr (Palmer-Fishhook Road)**
 - Add plat note: "No direct access for all lots to Palmer-Fishhook Road."
 - All lots must take access through shared access easement.
 - Recommend dedicating Christiansen Road right of way to the Mat-Su Borough to formalize road and access agreement.
 - Reapply for permit for access to Palmer-Fishhook 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.

"Keep Alaska Moving through service"

**HANDOUT #1
TERRA FINA MSP
CASE # 2015-041
MEETING DATE: AUGUST 07, 2025**

- No new utility access through Palmer-Fishhook Road.
- **WA 06 Gilivech – Parcel D; WA 06 Keystone; Susan & Willie Jones (Wasilla-Fishhook Road)**
 - No direct access to Wasilla-Fishhook Road for southwestern lot. Please label lot and add as plat note.
 - No change to current driveway access for northern lot. Apply for new access permit when platting. 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.
 - Future circulation for all lots may be required through the section line easement to Paradise Lane.
 - Recommend shared access to Paradise Lane or dedicated access easement for shared access from all three lots to section line easement and south to Paradise Lane.
 - No new utility access through Wasilla-Fishhook Road.
- **WA 06 Gilivech – Parcel A3; Susan & Willie Jones (Wasilla-Fishhook Road)**
 - Required to add plat note: "No direct access for all lots to Wasilla-Fishhook Road."
 - Reconfigure subdivision to route all access through Paradise Lane and north/south section line easement along eastern lot line.
 - Please be advised that the Mat-Su Borough is developing intersection improvements at Wasilla-Fishhook Road and Paradise Lane, which may impact properties in this plat.
 - Please be advised that the Mat-Su Borough has development plans to build a new school along Paradise Lane, may build new roads along existing north/south and east/west section line easements, and are developing improvement plans for the Wasilla-Fishhook Road and Paradise Lane intersection. Recommend coordination with Mat-Su Borough regarding circulation.
 - No utility access through Wasilla-Fishhook 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 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.

**HANDOUT #1
TERRA FINA MSP
CASE # 2015-041
MEETING DATE: AUGUST 07, 2025**

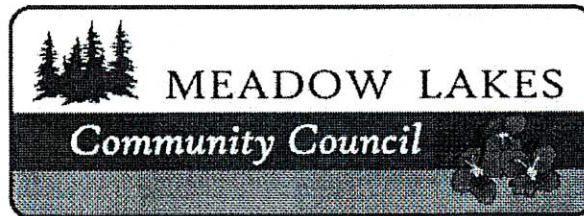
Sincerely,



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

**HANDOUT #1
TERRA FINA MSP
CASE # 2015-041
MEETING DATE: AUGUST 07, 2025**



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: president@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff
Attn: matthew.goddard@matsugov.us

July 9, 2025

RE: Utopia View MSP platting action

Dear Platting Board members and staff:

MLCC does not object to the change provided the following two conditions are met.

1. Right-of-way remains in place to the west line as shown and all development setbacks are enforced as if this road were constructed fully. This includes all sight distance and driveway permit considerations.
2. Intersection radius and culvert placement if needed be fully constructed to allow the future connection without impacting the integrity of Utopia View Circle. This should include radius and apron if that road is paved. Future snow storage for the intersection should be addressed. Utility right-of-way should be designed as if the road was constructed fully.

The Council membership voted to submit these comments at our July 9, 2025, meeting.

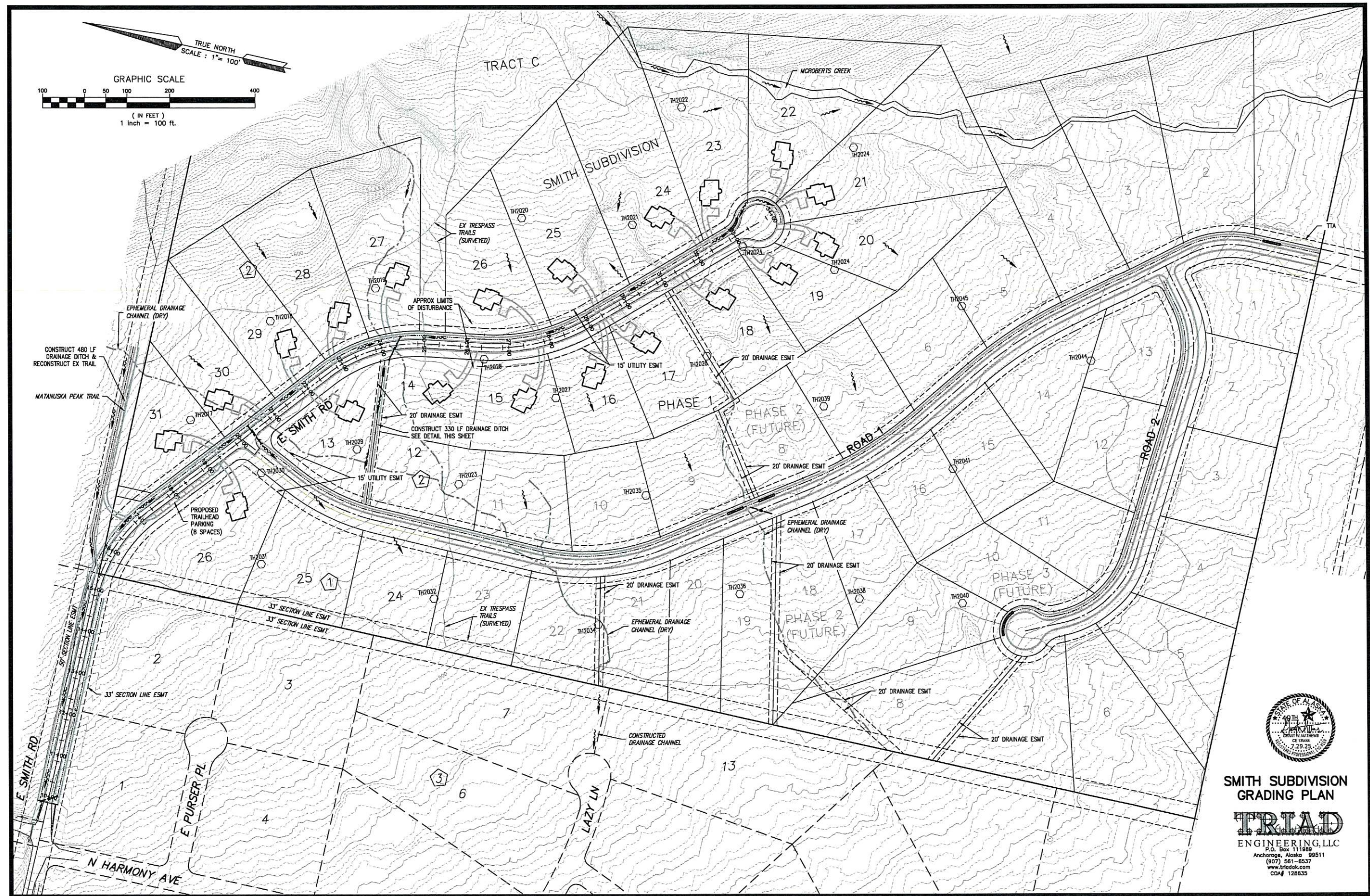
Sincerely,

Stephen Edwards

Meadow Lakes Community Council President

president@mlccak.org

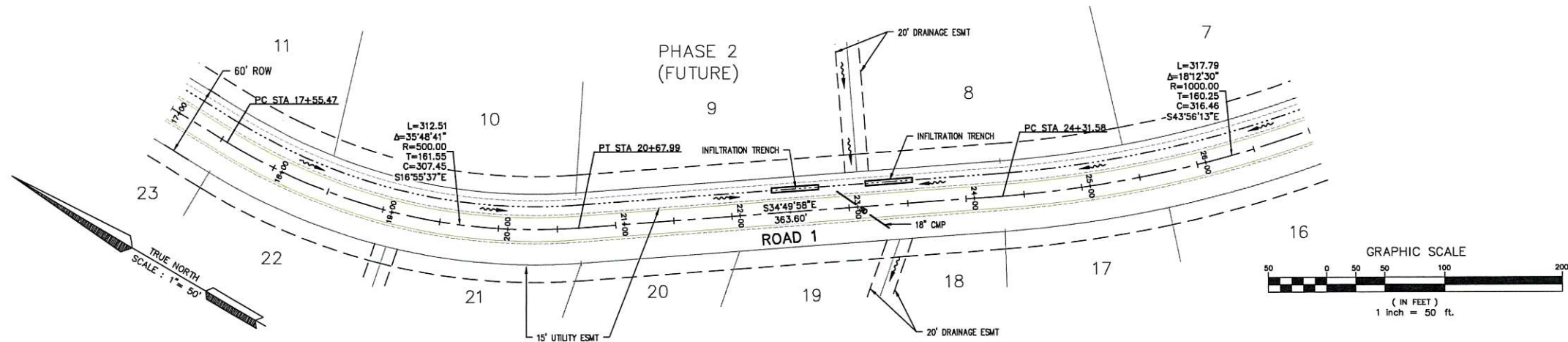
**HANDOUT #1
UTOPIA VIEW II
CASE # 2025-061
MEETING DATE: AUGUST 07, 2025**



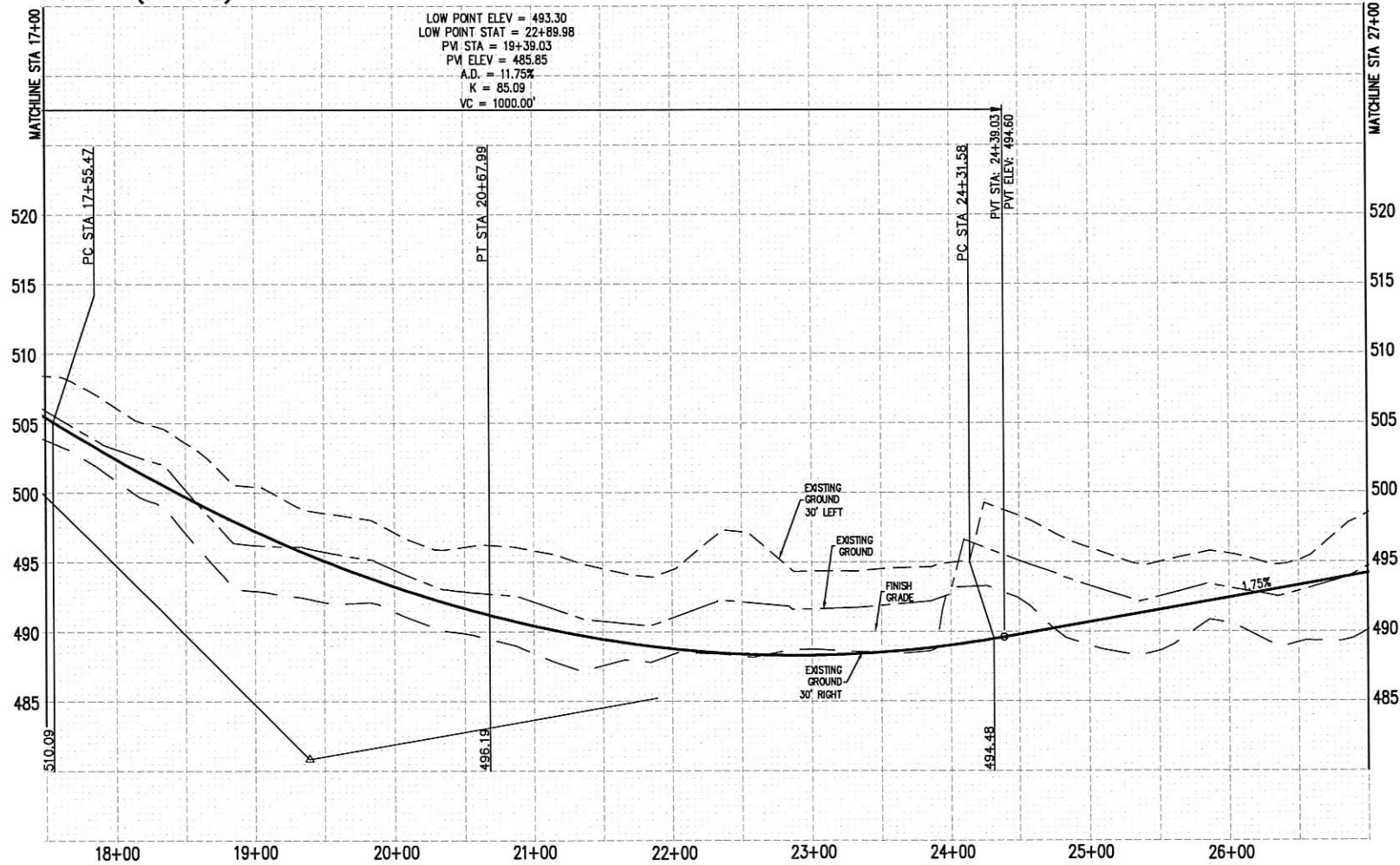
SMITH SUBDIVISION
GRADING PLAN

TRIAD
ENGINEERING, LLC

Anchorage, Alaska 99511
(907) 561-6537
www.triadllc.com
CD# 125635



ROAD 1 (FUTURE) CONT'D



TRAD
ENGINEERING, LLC
P.O. Box 11988
Austin, TX 78761
(512) 551-5537
www.tradeng.com
CAD 12833

RECORD DRAWING

1. DATA PROVIDED

BY: _____
TITLE: _____
DATE: _____

2. DATA TRANSFERRED

BY: _____
TITLE: _____
DATE: _____

3. DATA TRANSFER CHECKED

BY: _____
TITLE: _____
DATE: _____

SMITH SUBDIVISION

FUTURE PHASES

ROAD 1 PLAN / PROFILE

REVISIONS

DATE

CHECKED

DESIGNED

FILE

JOB NO.

CASE

DATE

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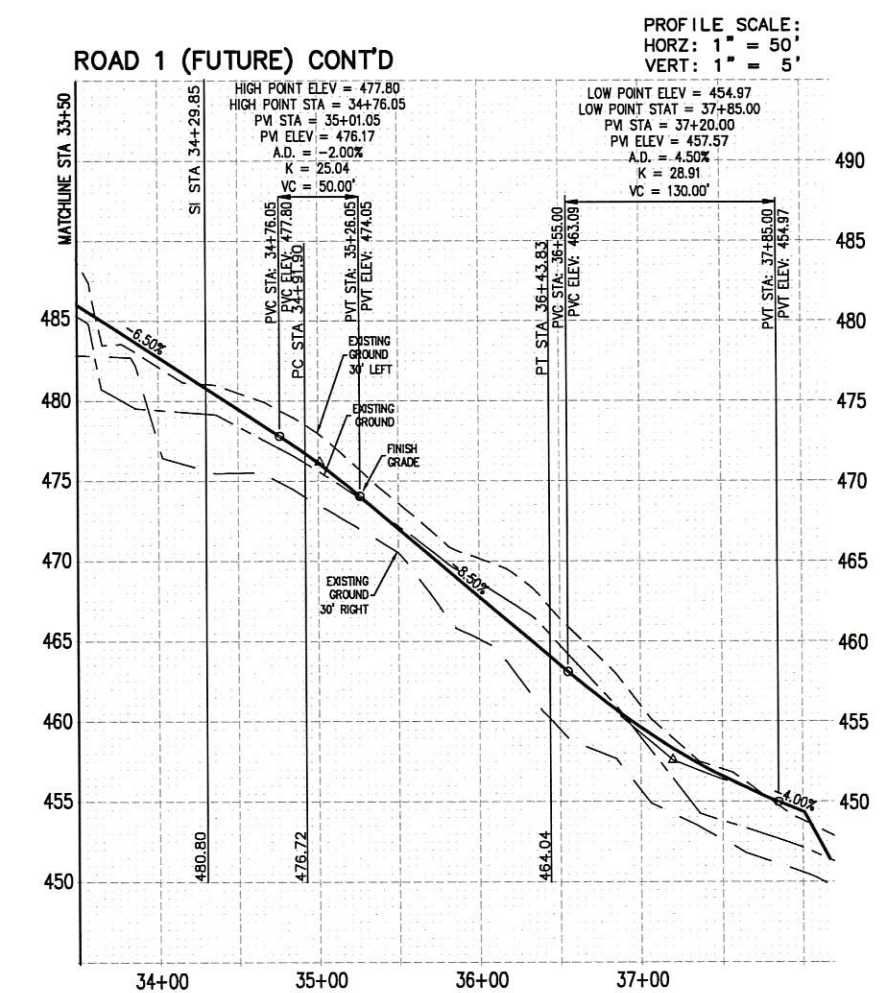
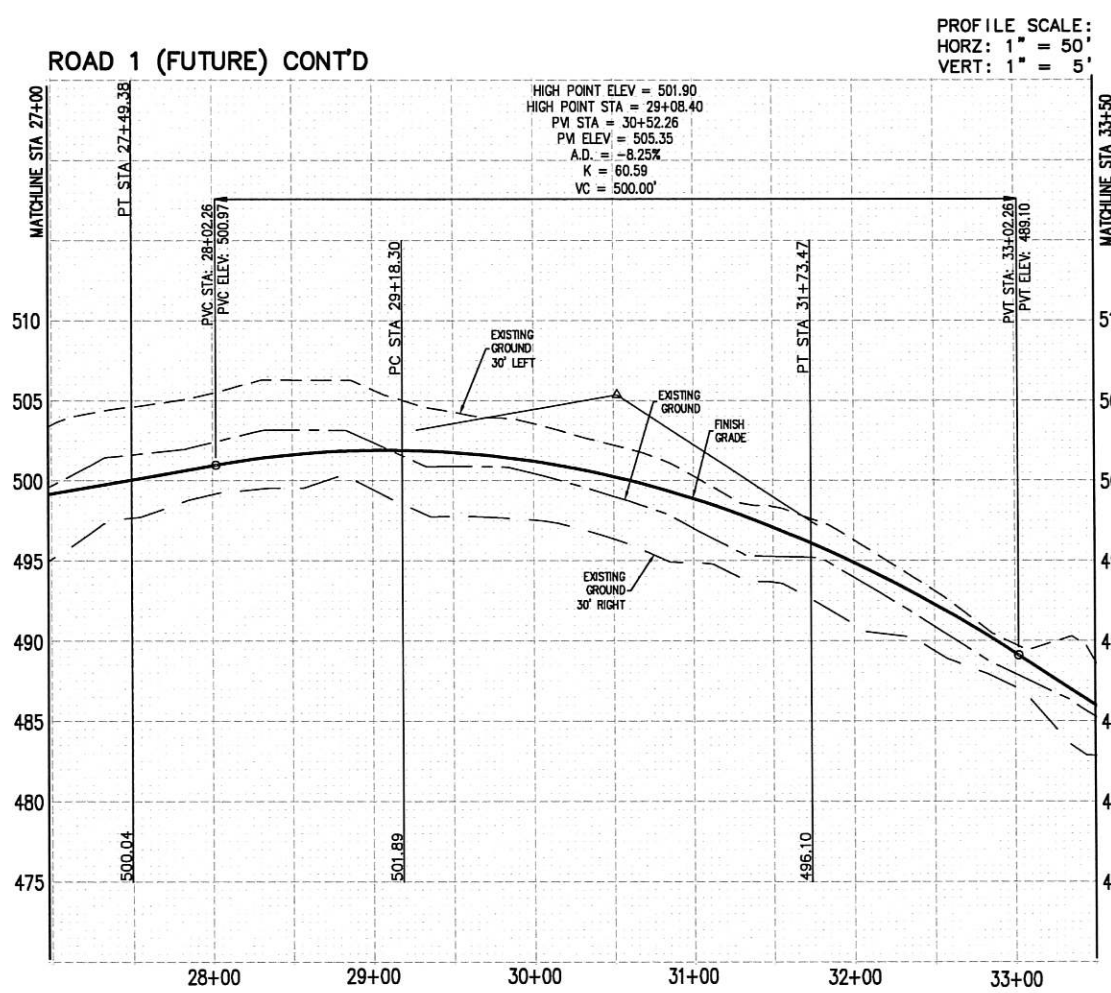
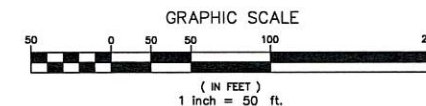
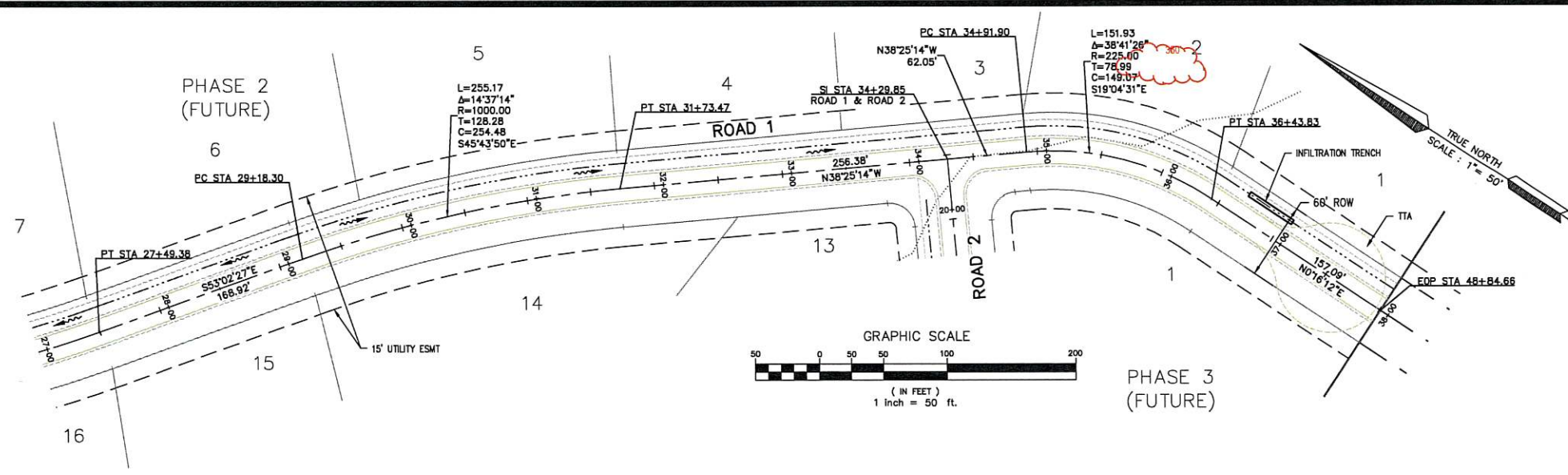
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SCALE



TRIAD ENGINEERING, LLC
P.O. Box 119885
Phoenix, AZ 85011
(602) 561-6537
www.triadeng.com
CD# 128025

RECORD DRAWING

1. DATA PROVIDED
BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____

2. DATA TRANSFERRED
BY: _____
DATE: _____

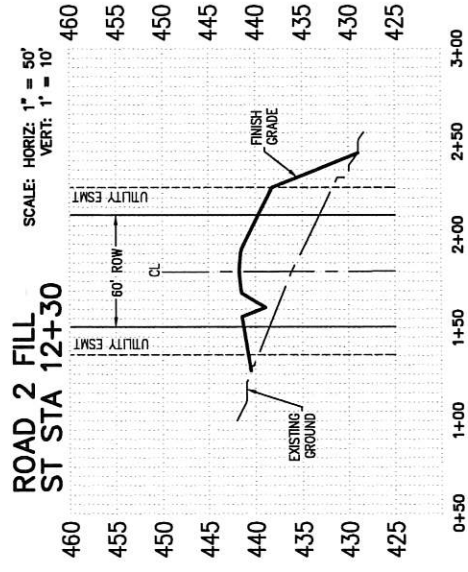
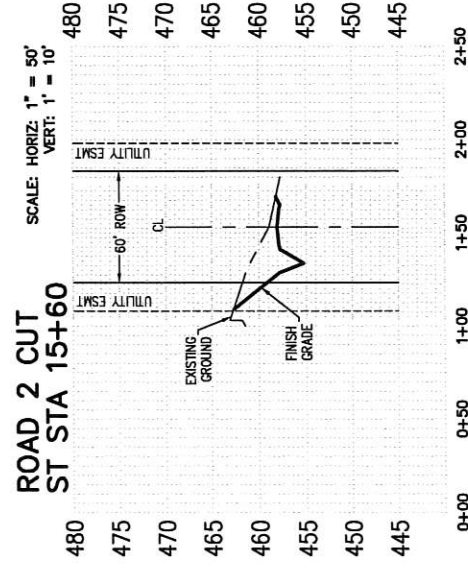
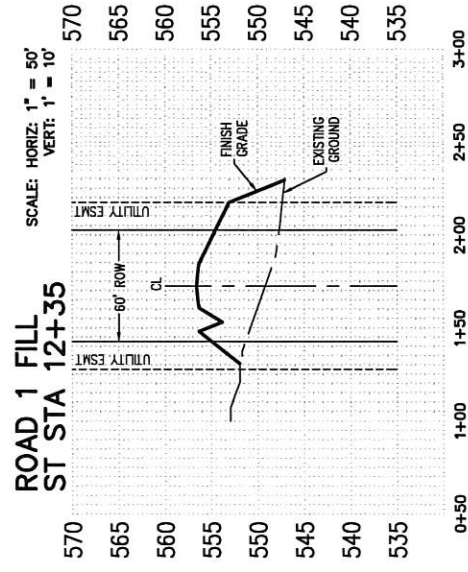
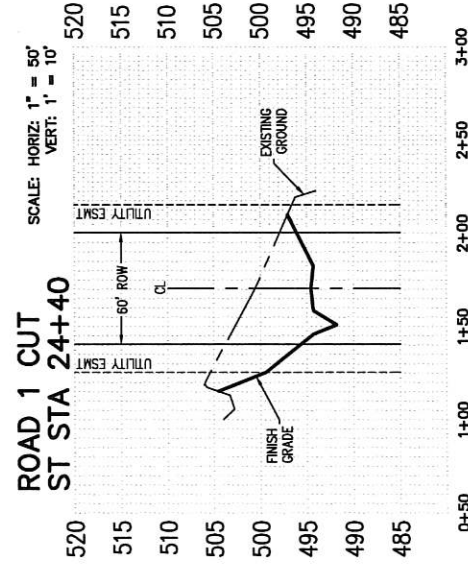
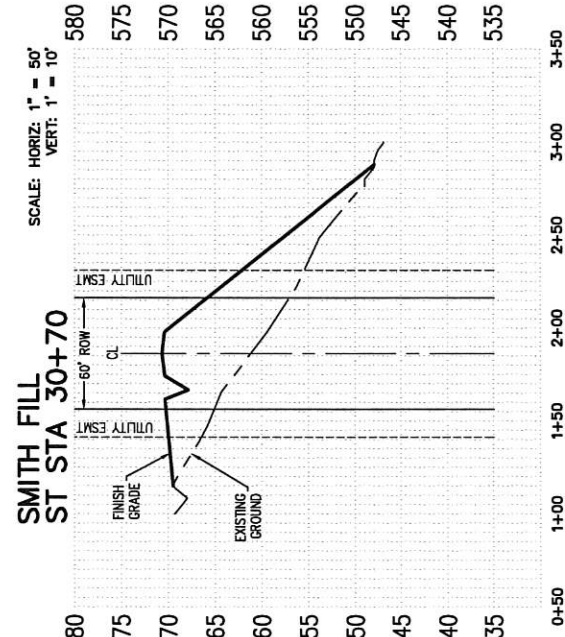
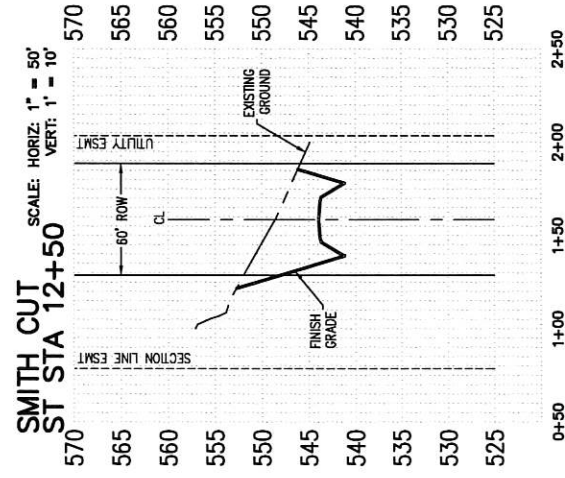
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: _____
DATE: _____

SMITH SUBDIVISION
FUTURE PHASES
ROAD 1 PLAN / PROFILE

DATE	REVISIONS	BY	CHKD

DESIGNED: _____	DRAWN: _____	CHECKED: _____	B.M. _____
FILE: EXHIBIT SMITH ROAD	CASE: _____	DATE: _____	DATE: _____
JOB NO: 24-133	ISS: _____	DATE: _____	DATE: _____
SCALE: HORIZ. 1"=50'	VERT. 1"=5'	GRID: _____	SCALE: _____

SHEET
3
OF 3



Matthew Goddard

From: Richard Kenshalo <rkenshalo@gmail.com>
Sent: Thursday, July 31, 2025 12:49 PM
To: Platting
Subject: Smith Road subdivision

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

Hi,

I would like to suggest that transportation and access improvements be considered before this subdivision is approved. Already, Maud Road and Smith Road are heavily used and new growth is planned for both areas. Cars and trucks frequently speed and there is little enforcement. Turning access onto the Old Glenn Highway is inadequate given the speed limit (which is usually ignored) is 55 mph from 35 mph access. Left turn access from the OGH is good onto Maud and Smith but access off of these streets is frightening and will only get much worse as these subdivisions are built out.

We should consider transportation and access as part of the approval process and developers should have financial obligations to improve the transportation infrastructure if they are going to benefit from the existing transportation corridor and not simply pile on more traffic into an already impacted system.

Thank you for your consideration in this matter.

Richard Kenshalo
17288 E. Lake George Drive
Palmer
907-354-3115

**HANDOUT #2
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: AUGUST 07, 2025**

Mr Goddard

Is the Borough aware of the former 125 KW hydroelectric power plant located just off Eklutna property on state land upstream on McRoberts Creek? It was constructed by Polarconsult in 1991. The hydroelectric project including the intake, penstock, powerhouse and power line trail follows a State of Alaska DNR easement (#1991-007811-0).

The lower access road to the powerhouse crosses Block 2 lots 27-31 within the proposed Smith Subdivision and is identified as a "trespass trail". The access road to the powerhouse utilizes two bridges that cross McRoberts Creek and are located on Eklutna land (proposed Trac C) near the powerhouse building.

The power plant project has been abandoned and the remaining powerhouse building and infrastructure essentially lies within the creek drainage. The community has concerns that the lower powerhouse generation building may contain potentially hazardous substances that if released could impact the McRoberts Creek drainage and/or downgradient wells. We are not aware of any plans to remove potentially hazardous material, demolish and remove the powerhouse infrastructure, penstock or buildings. However, if the current subdivision is developed, as planned, it could essentially cut off access to the powerhouse site, making remediation essentially impossible, leaving a potentially hazardous site remaining on McRoberts Creek.

Please provide for public review any plan Matsu Borough has to coordinate with State of Alaska and Eklutna to complete site assessment and remediation of this potentially hazardous site and restore McRoberts Creek prior to development of the proposed subdivision.

Thank you for the opportunity to comment. Your attention is appreciated.

Bill Burke
1455 N Lazy Lane
Palmer AK 99645

**HANDOUT #3
SMITH SUBDIVISION
CASE # 2025-065
MEETING DATE: AUGUST 07, 2025**

Matthew Goddard

From: Karen Powell <kapowell@mtaonline.net>
Sent: Wednesday, August 6, 2025 5:10 AM
To: Platting
Subject: development on upper Wasilla Fishhook Rd

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

Comment on this considered development - having chosen to purchase and live up in the Fishhook area years ago - because of the rural environment, peaceful lifestyle, recreational choices, slower pace of life, views and wide lots - I am concerned about adding this excessive amount of houses in this proposed area along the Wasilla Fishhook Road. Adding the addition to the ski area and the existing residents - this road is becoming more of a 'race track' with vehicles off the road not to mention the added accidents in the winter. Also, with the amount of homes proposed, this will add to the traffic around the exit and entry points - Folks who chose to buy and live in the Fishhook area deliberately chose not to live in or near a subdivision -

Matthew Goddard

From: John Papasodora <trek99762@outlook.com>
Sent: Tuesday, August 5, 2025 9:49 AM
To: Platting
Subject: Tract 2, MSB Waiver #2003-259-PWm; Known as The Arches. Case # PLAT-2025-000080 MG

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

To Whom It May Concern;

We received notice of a public hearing regarding the subdividing and development of this 5.63 acre parcel into five small lots accessed off Ahina Circle.

We are issuing this email as the mailed form has insufficient space for 'comments'.

We OBJECT to this proposal.

The basis for objection follows:

1. The established lots surrounding this parcel are multi-acre. Introducing small parcels affects the composition of the neighborhood, the desirability to live there, and the resulting land/property values of surrounding parcels negatively.
2. Ahina Circle is an unpaved gravel road. With the development of residential units on E Kimo and E Kanoa, as well as two developments of multi-unit developments near the intersection of E Pamela and N Ahina, dust has reduced air quality substantially. Additional traffic from this development will only exacerbate the issue.
3. Though the intended use of the subdivided lots is not known (single family owned/rentals) the smaller lots with multiple residences in close proximity has led to a degradation of the orderliness of the neighborhood. There are several visible residences with poor presentations and accumulation of materials in the area likely due to the size of the lots.
4. In addition to dust and air quality, people have a tendency to exceed the posted speed limit particularly on Ahina. Increased traffic increases the probability of increased public safety risks to pedestrians, children and wildlife in the area. Increased traffic will create bottlenecks at stop signs (particularly Ahina/E Pamela and E Pamela @ Wasilla/Fishhook), and the likelihood of traffic related events (collisions, traffic violations, unsafe situations).
5. E Pamela serves as a conduit to Hart Lake Estates. Traffic can exit via E Pamela to Wasilla Fishhook; or E Hart Lake Loop (after driving through the Hart Lake Estates neighborhood mostly down E Rutan Avenue). Talking to residents who live on E Rutan Avenue, traffic going through the neighborhood is heavy as commuters use it as an alternative route, or 'short-cut' to access E Bogard Road. Though there are speed signs in the neighborhood, traffic routinely travels faster than safety dictates and creates road noise, dust and public safety issues. Adding additional residences will likely exacerbate the traffic flow through this corridor.

For these reasons we object to this development.

**HANDOUT #1
THE ARCHES
CASE # 2025-080
MEETING DATE: AUGUST 07, 2025**

V/r

John Papasodora and Julie Liew
5285 E Kane Circle
Wasilla, AK 99654