



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

December 9, 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:

- **Hughes Homestead Add No 3; Plat #2015-47; Kenneth Hughes (Big Lake Airport, Hughes Homestead Road)**
 - Access via Hughes Homestead Road may be altered or moved.
 - Maintenance of Hughes Homestead Road is not guaranteed.
 - All portions of Hughes Homestead Road on airport property may be removed.
 - Federal Aviation Administration (FAA) approval is required for all airport access.
 - Required to add the following plat notes:
 - “No legal access to this lot exists.”
 - “Boundary crossing permit required through AK DOT&PF Aviation Leasing.”
 - Required to apply for a boundary crossing permit through [Aviation Leasing](#). All boundary crossing permits require approval from FAA. Contact Britton Goldberg at (907) 269-0745 or britton.goldberg@alaska.gov for more information.
 - The parcels reflected on the plat are adjacent to airport property. The Hughes Homestead Road provides access to private parcels only. Access into the airport is only authorized in designated areas. Alternate access requires a permit from the department. Aircraft may not be stored on the airport without authorization from the department. Trespass activities are subject to citation under state regulation 17 AAC 45.

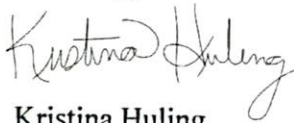
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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,

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
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
Britton Goldberg, Aviation Leasing Chief, DOT&PF