



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
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February 12, 2024

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:

- **Mountain View Farms: Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W (near Outer Springer Loop Road)**

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

- **Hotchkiss Farm, Plat No. 72-31, PA 12 Hotchkiss (Outer Springer Loop Road)**
 - Lots 1, 2 and 3 required to share access. Dedicate common access easement and show this on plat to formalize shared access.
 - No driveways through flag portions of Lots 2 and 3 will be permitted to access Outer Springer Loop Road.
 - Subsequent development of Lots 1, 2, and 3 require continued use of shared common access. No further access to Outer Springer Loop Road will be permitted.
 - Subsequent utility development required through common access easement.
 - Please remove "unless authorized by the permitting authority" from plat note 6 and change plat note 6 to: "Lots 1-3 shall share a single common access to E. Outer Springer Loop as shown. Subsequent development of Lots 1-3 requires continued use of shared common access easement for motorized use and utility development. No direct motorized access for Lot 2 or Lot 3 to Outer Springer Loop will be permitted. No additional direct motorized access to Outer Springer Loop will be permitted."
 - DOT&PF requires shared access easement be 60 feet to accommodate future development.

"Keep Alaska Moving through service"

**HANDOUT #1
FLORA BOREALIS
CASE # 2024-004
MEETING DATE: FEBRUARY 14, 2024**

- DOT&PF recommends removal of flag portions of Lot 2 and Lot 3 from lot boundary in a good faith demonstration that flags will not be used for future access to Outer Springer Loop Road.
- **Flora Borealis, HO 08 Behrens, MSB Waiver Resolution #84-87-PWm, recorded as 84-210w (Pittman Road)**
 - No objection to the proposed plat.
 - DOT&PF requires southern lot to take access from N Treasure St.
 - DOT&PF will allow existing Pittman Road access to remain for northern lot.
 - Platting actions invalidate existing driveway permits, therefore DOT&PF requires that applicant re-apply for driveway permit for existing Pittman Road access on northern lot. Driveway permits 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.
 - Please add as plat note: "Subsequent development and subdivision of northern lot may require access to change from Pittman Road to N Treasure St."
 - DOT&PF requests applicant dedicate right of way along Pittman Road.
- **Misty Meadow, Waiver Resolution #76-19-PWm, HO 11 Mosquito Park LLC (MG) (Parks Highway MP 54)**
 - No objection to the proposed plat.
 - All lots must take access from the proposed N. Husk Circle.
 - No direct motorized access to the Parks Highway will be permitted for Lot 8.
 - The Parks Highway serves as one of Alaska's primary freight and statewide road networks and is classified functionally as an interstate. [Alaska Driveway Standards](#) 1190.03 state that "Freeways and expressways are special, high design type arterials that are exclusively for through traffic. As such, access is legally controlled along the arterial and no private driveways are permitted. In general on other arterials driveways will not be allowed if other access is available. The safe efficient movement of through traffic is the Department's primary concern." Additionally, [The Parks Highway Access Development Permits \(ADP\)](#) has been developed by DOT&PF to determine future access points along the corridor addressing safety and capacity needs and is available as a reference for access control and development. Therefore, to preserve the function of the Parks Highway interstate, DOT&PF requires that Lot 8 remove their Parks Highway driveway access and take access from N. Husk Circle instead. DOT&PF recommends subdivision developer rebuild Lot 8 driveway from N Husk Circle.
 - Please be advised that there is a DOT&PF project in development for Parks Highway Rehabilitation in Houston from Big Lake Road to the Little Su Road which may affect Lot 8.

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.

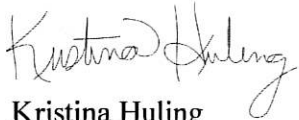
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within 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, 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
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Flora Borealis, Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Verify the location of the right-of-way easement recorded in Book/Page 38/17. Verified easement to be shown on the final plat.
5. Show all easements of record on final plat.
6. Add a Plat Note stating "Subsequent development and subdivision of Lot 1 may require access to change from N. Pittman Road to N. Treasure Street."
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.