



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  
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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 petitioner may contact the Engineering group within the

*"Keep Alaska Moving through service"*

**HANDOUT # 1**  
**SECON PUE**  
**CASE # 2024-055**  
**MEETING DATE: JUNE 5, 2025**

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,

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



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

17N01E23D001 23  
JACINTH TR  
PO BOX 1066  
PALMER, AK 99645

### NOTIFICATION OF PUBLIC HEARING

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

#### PETITIONER/OWNER: SECON INC

**REQUEST:** The request is to create a 60' X 3138' +/- Public Use Easement on Tax Parcel D1, containing 188,280 sf (4.32 acres +/-), to be known as **SECON PUE**. The proposed Public Use Easement is located south of S. Glenn Highway and directly south of E. Grandview Road; (Tax ID 17N01E24D001); located within the S ½ Section 24, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. **This case was continued from the June 6, 2024 meeting.**

The Matanuska-Susitna Borough **Platting Board** 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 5, 2025**, starting at 1:00p.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: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Board 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](http://www.matsugov.us/boards/platting).

☐ No Objection ☒ Objection ☐ Concern

Name: DANIEL PAYNE Address: P.O. Box 1066 PALMER, AK 99645

Comments: See Enclosed two page document Re: Opposition to Secon's Proposed Public Road Construction Project

Case # 2024-055 CC

Note: Vicinity map Located on Reverse Side

**HANDOUT # 2  
SECON PUE  
CASE # 2024-055  
MEETING DATE: JUNE 5, 2025**

June 3, 2025

Mat-Su Platting Board 350 E. Dahlia Ave., Palmer, AK 99645

Re: Opposition to Secon's Proposed Public Road Construction Project

Dear Public and Platting Board.

I am writing to express my strong opposition to the proposed public road Easement construction project by Secon gravel company in our area. My concerns are based on several critical environmental, safety, and financial considerations that I believe warrant serious attention.

**Wildlife and Environmental Impact** The proposed road would bring unwanted traffic and give access to critical wildlife habitat that serves as an essential ecosystem for federally protected birds and other wildlife species. This area's ecological significance cannot be overstated, as it provides vital resources and sanctuary for these protected species. The construction and subsequent public access would inevitably disrupt these delicate habitats and potentially violate federal wildlife protection regulations.

**Public Safety and Security Concerns** I have serious reservations about the enforcement of public safety in this newly accessible area. Specifically:

- There is no clear plan for preventing illegal dumping, which could lead to environmental degradation and cleanup costs.
- The potential for unauthorized discharge of firearms poses significant safety risks to both wildlife and nearby residents.
- Uncontrolled public gatherings and parties could create noise pollution and disturb both local residents and wildlife.
- The increased public access may force property owners to extensively mark their properties with "No Trespassing" signs, creating both an aesthetic issue and additional burden on landowners.
- Use old Matanuska Road as an example. If it was not for the local land owners policing the area and watching the traffic into the area, there would be much more damage to that area. Although illegal dumping, poaching, and discharge of fire arms into private property still goes on. The area is also a haven for illicit drug activity.

**Financial Opposition** I strongly oppose any use of taxpayer funds for this project. The financial burden of this development should not fall on local taxpayers, especially considering the potential ongoing costs of:

- Law enforcement patrols
- Maintenance and cleanup
- Environmental impact mitigation
- Infrastructure upkeep

**Recommendations** I urge the relevant authorities to:

1. Reject the current proposal by Secon
2. Maintain the area's current protected status
3. Consider alternative locations that would not impact critical wildlife habitats. There are numerous public use opportunity's all over this area. A new million dollars bike path. Matanuska Lake trail system. Kepler Bradley Lakes Park area. Crevasse-Moraine trail system from the Palmer Wasilla Highway. Enough Government spending. Use what we currently have in place.
4. Require comprehensive environmental impact studies if any future development is considered
5. Ensure full private funding for any approved development

The preservation of our local wildlife habitats and the maintenance of our community's character should take precedence over development interests. The proposed road project presents significant environmental, safety, and financial risks that outweigh any potential benefits. I respectfully request that this opposition be recorded and considered in any decision-making process regarding this project.

Sincerely,

Daniel Payne



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

2745000L002 4  
MENARD GEO P JR & BETTY I  
PO BOX 13168  
TRAPPER CREEK, AK 99683-0168

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: LYNDA KLAES**

**REQUEST:** The request is to create 2 lots from Tract C, Waver Resolution No. 76-13, of US Survey 5519, recorded as 79-25W, (Tax ID#U05519-30L00T), to be known as **ERMINE LAKE TRACT C**, containing 21.77 acres +/- . The proposed Lot 2 will have water access. The property is directly east of Jean Lake, directly east of N. Parks Highway at MP 156 +/- and on the eastern shore of Ermine Lake; within the N ½ Section 31, T32 North, Range 3 West, Seward Meridian, Alaska. In Assembly District #7.

The Matanuska-Susitna Borough **Platting Board** 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 5, 2025**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[ ] No Objection [ ] Objection [X] Concern

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Comments: SAME AS ATTACHED NOTICE.

SINCE I ONLY PICK UP MAIL EVERY COUPLE OF WEEKS OR SO THESE NOTICES WERE NOT IN MY HANDS IN A TIMELY MANNER WHICH IS THE REASON I'M SUBBITTING THESE NOTICES AT THE LAST MINUTE.

Case # 2025-045 CC

Note: Vicinity map Located on Reverse

**HANDOUT # 1**  
**ERMINE LAKE TRACT C**  
**CASE # 2024-045**  
**MEETING DATE: JUNE 5, 2025**