

# AGENDA



# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Kayla Smith



PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Connor Herren

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**May 28, 2025**

**Public Participation:** To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to [plattting@matsugov.us](mailto:plattting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

*(None)*

### **3. PUBLIC HEARINGS:**

- A. **RUF ACRES:** The request is to create three lots from Tract C-2, Bulchitna Lake Subdivision, Plat No. 95-17, to be known as **RUF ACRES**, containing 132.39 acres +/- (Tax ID: 4411000T00C-2) Access for proposed lots is Fly In access on Bulchitna Lake. The plat is located directly south and west of Bulchitna Lake, west of lake Creek and East of the Yentna River; located within the NW ¼ Section 09, Township 21 North, Range 09 West, Seward Meridian, Alaska. In the Skwentna Community Council and in Assembly District #7.  
*(Petitioner/Owner: Timothy Ruf, Staff: Wyatt Anderson, Case #2025-055)*
- B. **COTTINI HOMESTEAD LOTS 1 & 3 RSB:** The request is to create three lots from Lots 1 & 3, Cottini Homestead (Plat# 2025-5), (Tax ID's 8593000L001 & 8593000L003), to be known as COTTINI HOMESTEAD LOTS 1 & 3 RSB, containing 34.29 acres +/- The property is located directly west of N. Palmer-Fishhook Road, and directly north of E. Tex-A1 Drive; within the SW ¼ & SE ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1.  
*(Petitioner/Owner: Pio Cottini, Staff: Chris Curlin, Case #2025-053)*
- C. **TISCH HAVEN SUBDIVISION:** The request is to create 1 lot from Block 1, Lots 1, and 2 of Freeman Subdivision, (6123B01L001, L002) Plat No. 71-6, to be known as TISCH HAVEN SUBDIVISION, containing 1.01 acres +/- The plat is located South of W. Wilma

Street, East of W. Rochella Place, and West of S. Wolf Road; located within the SE ¼ Section 08, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: John & Valery Tisch, Staff: Wyatt Anderson, Case #2025-057*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **May 28, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
  - **3-minute time limit per person for members of the public.**
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 28, 2025

ABBREVIATED PLAT: RUF ACRES

LEGAL DESCRIPTION: SEC 09, T21N, R09W, SEWARD MERIDIAN AK

PETITIONERS: TIMOTHY RUF

SURVEYOR/ENGINEER: R & K LAND SURVEYING, LLC.

ACRES: 131.56 ± PARCELS: 3

REVIEWED BY: WYATT ANDERSON CASE #: 2025-055

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**REQUEST:** The request is to create three lots from Tract C-2, Bulchitna Lake Subdivision, Plat No. 95-17, to be known as **RUF ACRES**, containing 132.39 acres +/- (Tax ID: 4411000T00C-2) Access for proposed lots is Fly In access on Bulchitna Lake. The plat is located directly south and west of Bulchitna Lake, west of lake Creek and East of the Yentna River; located within the NW ¼ Section 09, Township 21 North, Range 09 West, Seward Meridian, Alaska. In the Skwentna Community Council and in Assembly District #7.

**EXHIBITS**

**SUPPORTING DOCUMENTATION**

Vicinity Map and Aerial Photos  
Topographic Narrative  
As-Built

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 4 pgs  
**EXHIBIT C** – 1 pg

**AGENCY COMMENTS**

USACE  
MSB DPW Pre-Design and Engineering Division  
MSB Development Services  
MSB Finance  
Utilities

**EXHIBIT D** – 2 pgs  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 2 pgs  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 2 pgs

**DISCUSSION:** The proposed subdivision is creating three lots from Tract C-2, Bulchitna Lake Subdivision, Plat #95-17, Talkeetna recording district. Access for the proposed lots is from Bulchitna Lake.

**Topographic Narrative:** A topographic narrative was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i). Richard Wentworth, Professional Land Surveyor, notes that Tract C lies along the western edge of Bulchitna Lake, with approximately 1,381 feet of lake frontage and east of Alder View Subdivision Addition #1. Bulchitna Lake has an approximate elevation of 139 feet. Tract C terrain has gently rolling hills, is heavily wooded with portions containing lowlands, swampy grounds and a small pond. The southeast portion of the tract contains the highest elevations around 300 feet. This area slopes

east toward Bulchitna Lake and drops in elevation slightly to the west with generally light rolling hills. This area is not currently shown on the Borough's wetland maps, but is substantially located within FEMA's "not printed" Flood Insurance Rate Map (FIRM) 0200217025C, dated May 1, 1985. A small portion extends into FEMA's FIRM 0200217000C dated May 1, 1985. No indications of past flood events was visible at the time of the field survey. Development is limited to a small trail cut through a portion of the tract near the southwest corner generally traversing from the northwest to the southeast. The date of when this trail was constructed is unknown, but it is not visible on Google Earth imagery dated May 22, 2014. In addition to this small trail, a couple other small trails exist throughout the tract. These other small trails are not visible on Google Earth imagery dated July 18, 2024. Two small wells were found, with the well nearest the northern boundary being a dry well according to the current landowner.

### **Comments:**

USACE (**Exhibit D**) does not have any specific comments regarding Ruf Acres but notes that a Department of the Army authorization is required if anyone proposes to place dredged and/or fill materials into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) has no comments.

MSB Development Services (**Exhibit F**) has no comments or objections.

MSB Finance (**Exhibit G**) notes that there are no LIDs associated with parcel 4411000T00C-2

**Utilities:** (**Exhibit H**) ENSTAR did not respond. GCI has no objections to the plat. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Skwentna Community Council; MSB Community Development, Emergency Services, Assessments, Planning Division; GCI, MEA or MTA.

**CONCLUSION:** The abbreviated plat of Ruf Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).

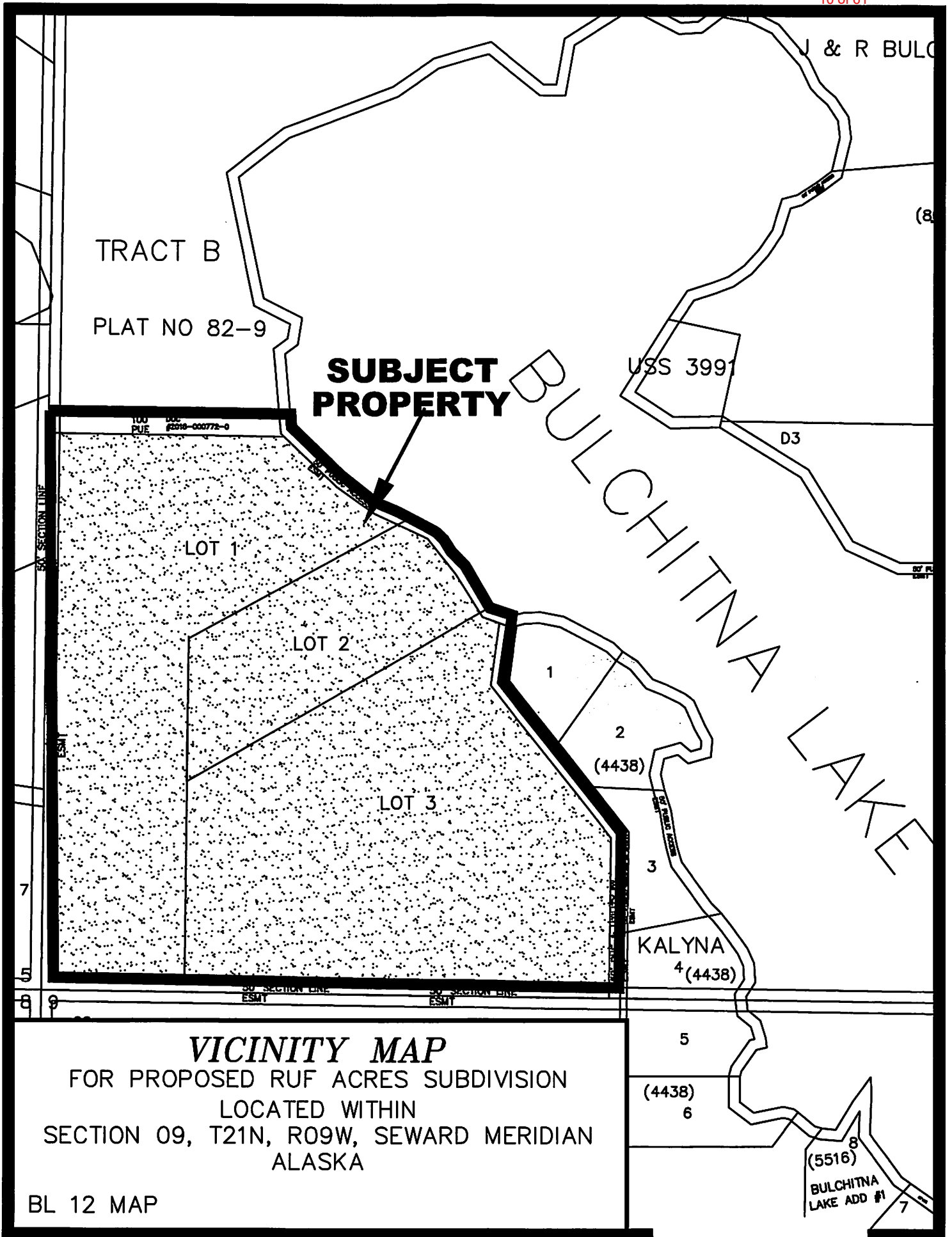
### **FINDINGS OF FACT**

1. The plat of Ruf Acres is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Access for the proposed lots is fly in / water via Bulchitna Lake.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.

6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Skwentna Community Council; MSB Community Development, Emergency Services, Assessments, Planning Division; GCI, MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Ruf Acres, Section 09, Township 21 North, Range 09 West, Seward Meridian, Alaska, contingent on staff recommendations:**

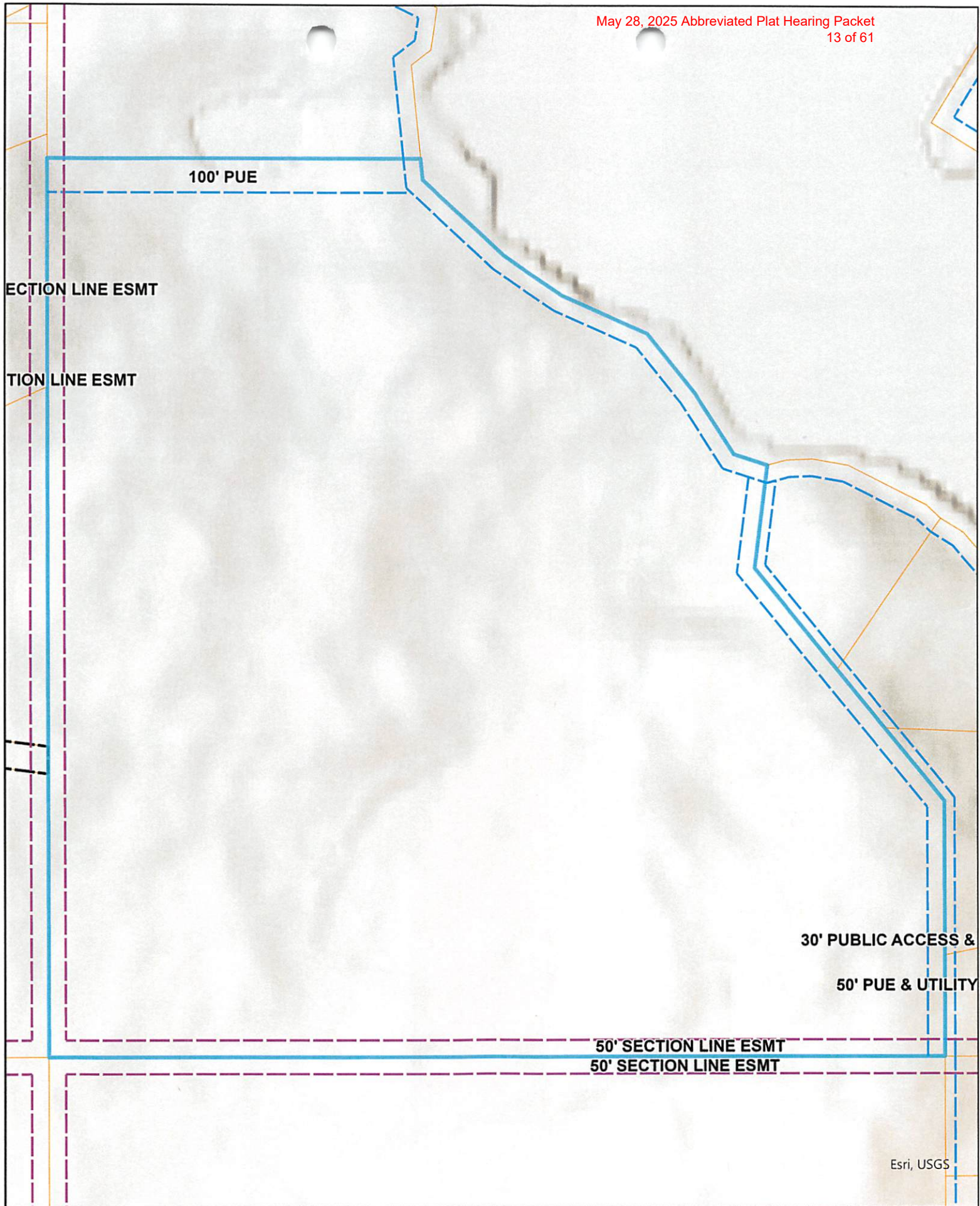
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add a plat note stating "Access to all lots is by fly in/water via Bulchitna Lake.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.





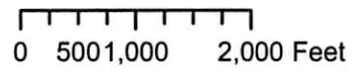
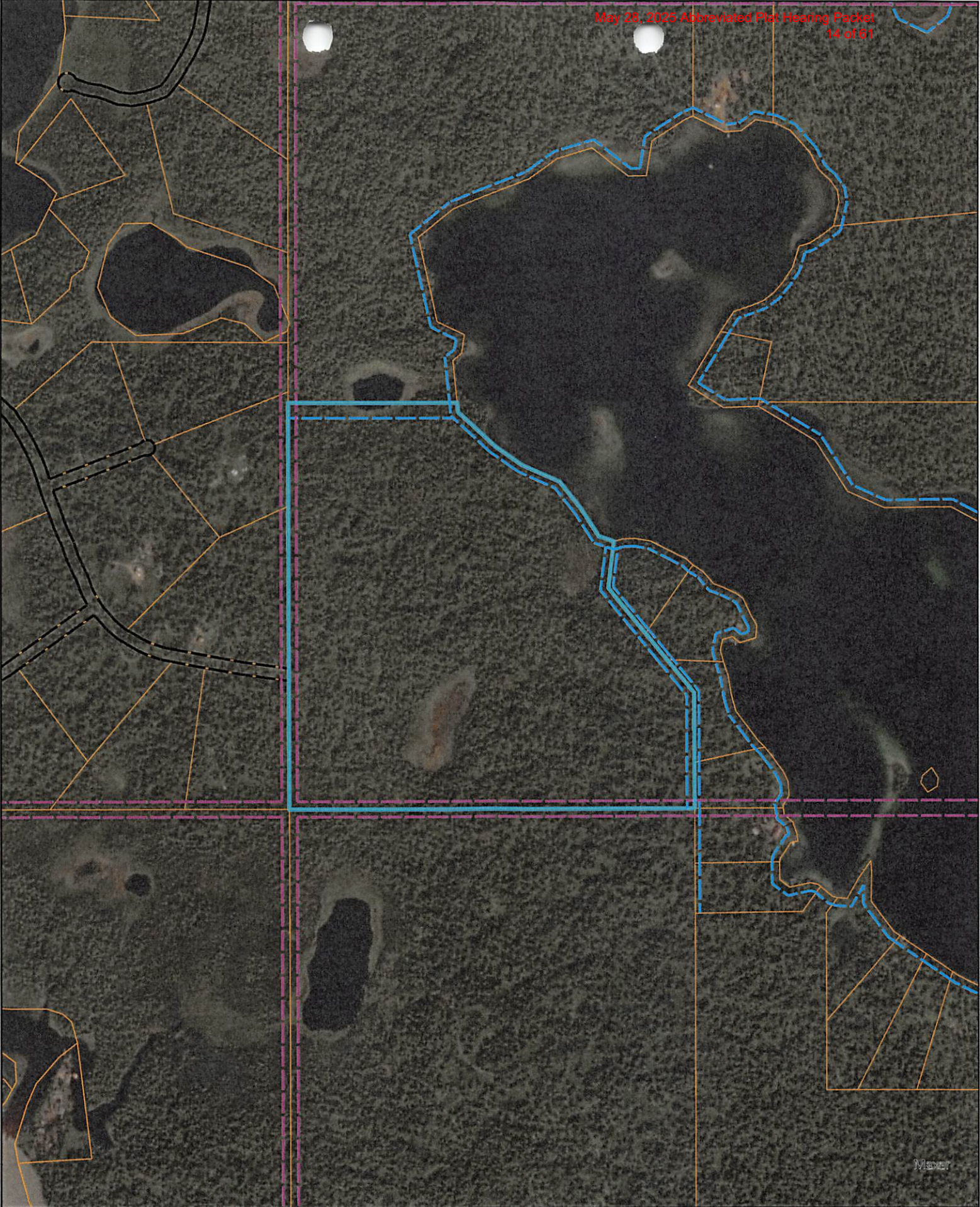


A horizontal number line with a starting point at 0 and an ending point at 1,700 Feet. There are major tick marks at 0, 425, 850, and 1,700. There are also minor tick marks between these major marks, dividing each 250-foot interval into two 125-foot intervals. Specifically, there are tick marks at 125, 375, 625, and 1,125.



No Contour data

0 425 850 1,700 Feet



Maver



**R & K Land Surveying, LLC**  
PO Box 606  
Willow, Alaska 99688  
Office: (907) 495-0047  
Email: rklandsurveying@gmail.com

April 7, 2025

RE: Ruf Acres Topographic Narrative  
A subdivision of Tract C within Bulchitna Lake Subdivision  
Located in T21N R9W Section 4, S.M., AK

Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, Alaska 99645  
Attn: Fred Wagner

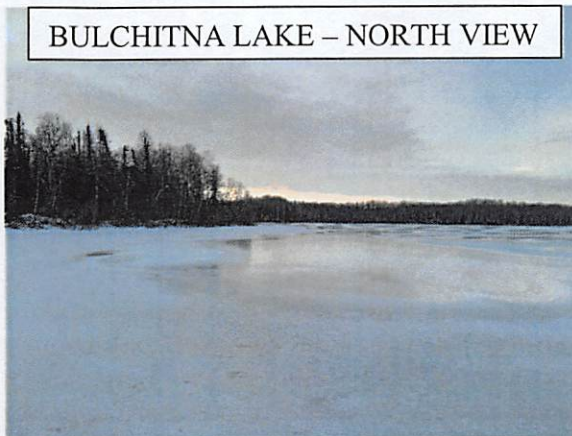
Mr. Wagner,

This letter is being provided regarding the preliminary plat submittal for Ruf Acres on behalf of Timothy Ruf. This letter covers the topographic narrative of the parent tract.

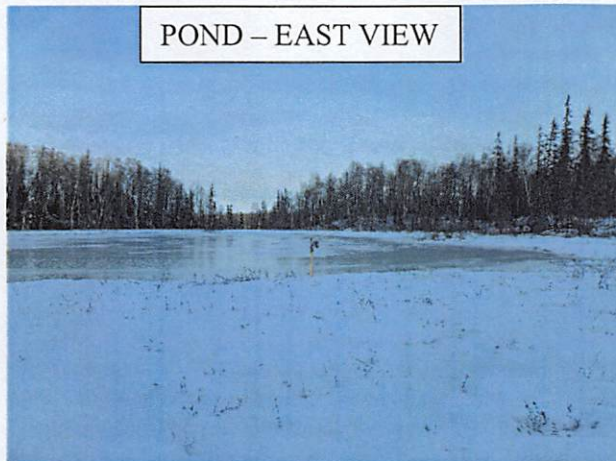
Tract C lies along the western edge of Bulchitna Lake, with approximately 1,381 feet of lake frontage and east of Alder View Subdivision Addition #1. Bulchitna Lake has an approximate elevation of 139 feet. Tract C terrain has gently rolling hills, is heavily wooded with portions containing lowlands, swampy grounds and a small pond. There are 2 small areas of lowlands that add up to approximately 5.7 acres. One of these small low-lying areas, 1.5 acres in size, is near the south end of the tract along the lake. The second area is near the south boundary line just east of a small trail and is approximately 4.2 acres.

This lowland has a small drainage that appears to drain in a general southwest direction to another small pond not within the bounds of Tract C.

BULCHITNA LAKE – NORTH VIEW



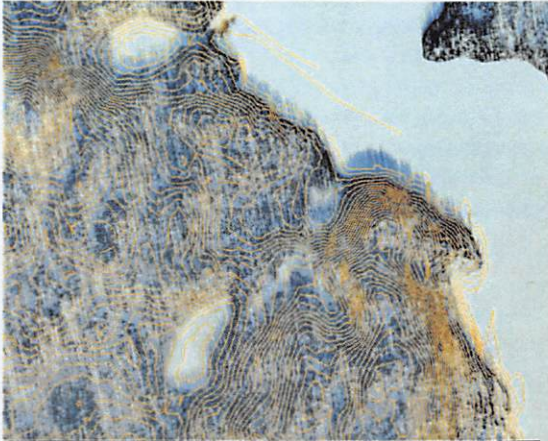
POND – EAST VIEW



A small pond is along the northern boundary line with an approximate elevation of 142 feet and apparently drains east into Bulchitna Lake. That portion of the pond lying within Tract C is approximately 0.3 acres in size, an additional 0.5 acres of lowlands lie adjacent to the pond within Tract C.

The southeast portion of the tract contain the highest elevations around 300 feet. This area slopes east towards Bulchitna Lake and drops in elevation slightly to the west with generally light rolling hills. These hills are heavily wooded with mature birch and spruce. The

undergrowth is typically comprised of bushes, alder, and some devils club. This wooded area accounts for approximately 95% of the overall area of the tract.



GOOGLE EARTH TOPO - OVERLAY

This area is not currently shown on the Borough's wetland maps, but is substantially located within FEMA's "not printed" Flood Insurance Rate Map (FIRM) 0200217025C dated May 1, 1985. A small portion along the west boundary extends into FEMA's "not printed" Flood Insurance Rate Map (FIRM) 0200217000C dated May 1, 1985. No indication of past flood events was visible at the time of the field survey.

Most of the land contains rolling terrain ranging in heights from 10 feet to 30 feet. There is a definitive bank along the edge of the lake approximately 4 feet in height. Snow levels were minimal for this area and time of year with average snow depth of 12 inches and many areas of the ground completely free of snow

cover with exposed grass. The land is littered with fallen spruce trees from apparent spruce beetle infestation assisted by wind storms.

Development is limited to a small trail cut through a portion of the tract near the southwest corner generally traversing from the northwest to the southeast. The date of when this trail was constructed is unknown, but is not visible on Google Earth imagery dated May 22, 2014. The trail is visible on Google Earth imagery dated July 18, 2024. In addition to this small trail, a couple of other small trails exist throughout the tract. These other small trails are not visible on Google Earth imagery dated July 18, 2024. Two small water wells were found, with the well nearest the northern boundary being a dry well according to the current land owner. A small area of trees is cut near the middle of the tract.



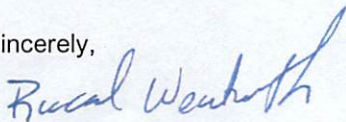
TRAIL - EAST VIEW

The following supporting documents are provided:

FEMA FIRM 0200217000C image  
FEMA FIRM 0200217025C image  
Google Earth imagery with extracted 5' contour topography

If you have any questions, please do not hesitate to contact me.

Sincerely,



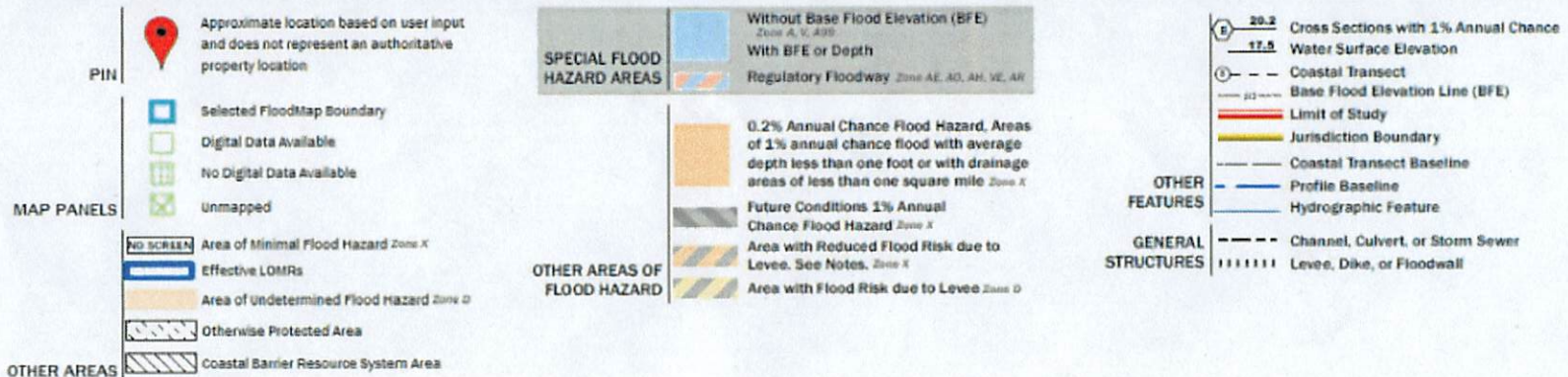
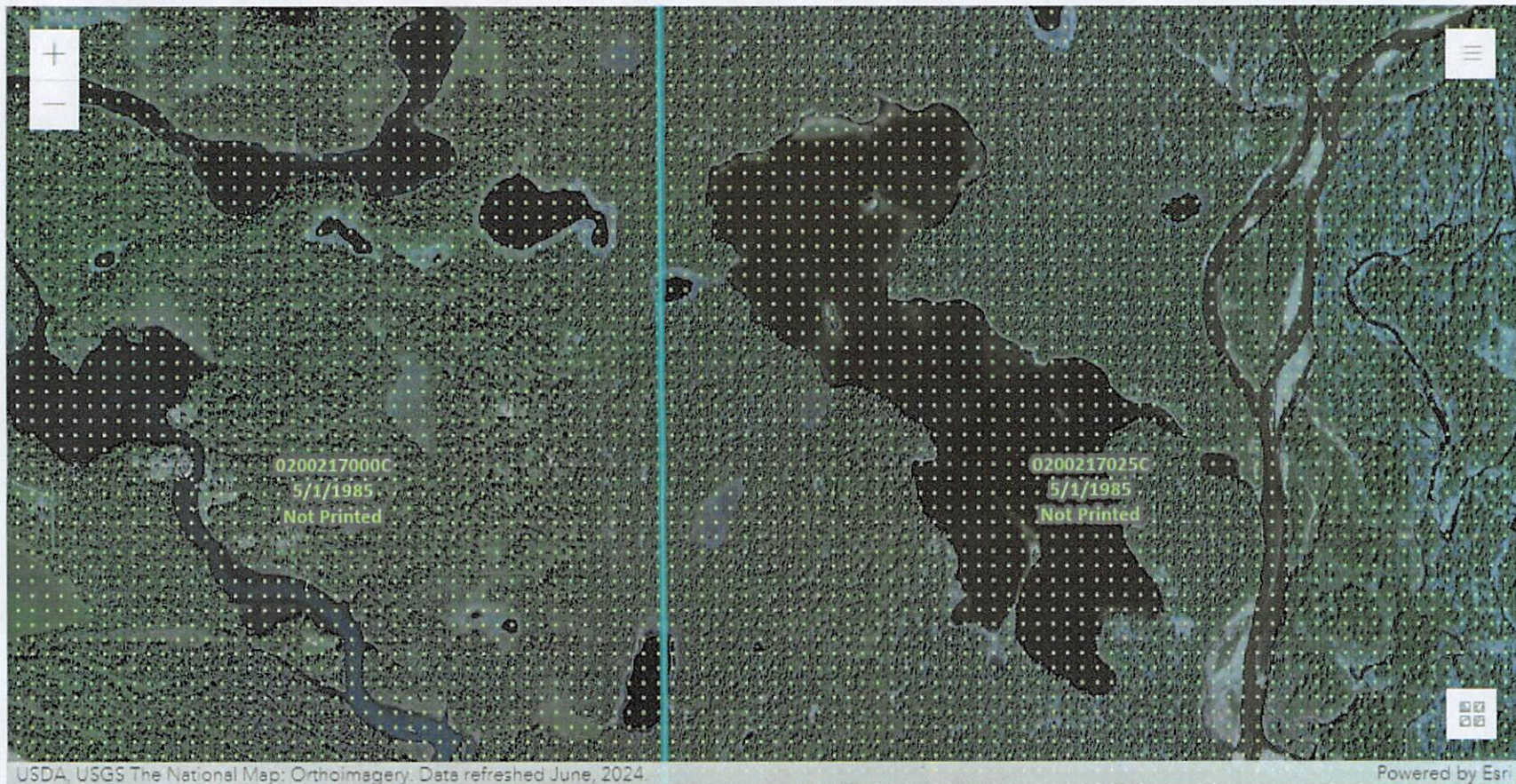
Richard Wentworth, PLS, CFeds  
Owner/Land Surveyor

1366 ft

Image © 2025 Airbus

Bulchitna Lake

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.





## Wyatt Anderson

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**From:** Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>  
**Sent:** Wednesday, April 30, 2025 6:15 AM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Ruf Acres

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

Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding the RFC Ruf Acres packet.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at  
[www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at

[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and they will be assigned a project manager to assist them.

Thank you,  
Carolyn



**US Army Corps  
of Engineers®**

**Carolyn Farmer**

**Project Manager**

North Central Section

U.S. Army Corps of Engineers | Alaska District

**Phone** 561-785-5634

**Email** [carolyn.h.farmer@usace.army.mil](mailto:carolyn.h.farmer@usace.army.mil)



## Wyatt Anderson

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**From:** Tammy Simmons  
**Sent:** Tuesday, May 6, 2025 2:12 PM  
**To:** Wyatt Anderson  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Ruf Acres

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

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**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 1:12 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>  
**Subject:** RFC Ruf Acres

Hello,

Attached is the RFC packet for Ruf Acres Subdivision. Please ensure that all comments are submitted by May 9th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [RUF AC](#)

Please CC the platting email with all comments so that they can be accessed by the other Platting Technicians and MSB Platting Staff. ( [platting@matsugov.us](mailto:platting@matsugov.us) )

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-861-7872

## Wyatt Anderson

---

**From:** Permit Center  
**Sent:** Tuesday, April 29, 2025 2:07 PM  
**To:** Wyatt Anderson  
**Subject:** RE: RFC Ruf Acres

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

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**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 1:12 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>  
**Subject:** RFC Ruf Acres

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☐ RUF AC

Please CC the platting email with all comments so that they can be accessed by the other Platting Technicians and MSB Platting Staff. ( [platting@matsugov.us](mailto:platting@matsugov.us) )

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough  
907-861-7872



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Code Compliance Division**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 745-9876

E-mail: [code.compliance@matsugov.us](mailto:code.compliance@matsugov.us)

### **MEMORANDUM**

**DATE:** April 30, 2025

**TO:** Wyatt Anderson, Platting Tech

**FROM:** Kendra Johnson, CFM  
Senior Code Compliance Officer

**SUBJECT:** Ruf Acres – Abbreviated Plat Request for Comments

There are no open/active Code Compliance cases on the property Tax ID 411000T00C-2 at this time.

No objections to the subdividing of Tract C-2 into three lots.

## Wyatt Anderson

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**From:** Marcia vonEhr  
**Sent:** Tuesday, April 29, 2025 2:34 PM  
**To:** Wyatt Anderson  
**Cc:** Platting  
**Subject:** RE: RFC Ruf Acres

There are no LIDs associated with parcel 4411000T00C-2.

Kind Regards,  
Marcia vonEhr  
Document Specialist  
Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer AK 99645  
Direct 907.861.8632

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**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** 04/29/2025 01:12  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; ospdesign@gci.com; andrew.fraiser@enstarnaturalgas.com; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>  
**Subject:** RFC Ruf Acres

Hello,

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 [RUF AC](#)

Please CC the platting email with all comments so that they can be accessed by the other Platting Technicians and MSB Platting Staff. ( [platting@matsugov.us](mailto:platting@matsugov.us) )

Respectfully,

Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough

## Wyatt Anderson

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, May 8, 2025 11:01 AM  
**To:** Wyatt Anderson  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Ruf Acres  
**Attachments:** Agenda Plat (31).pdf

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

Wyatt,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**GCI** | OSP Design  
1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508  
e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 1:12 PM  
**To:** colton.percy@alaska.gov; sarah.myers@alaska.gov; eric.r.schuler@usps.gov; regpagemaster@usace.army.mil; Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Land Management <Land.Management@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; row@mtasolutions.com; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; andrew.fraiser@enstarnaturalgas.com; Ron Bernier <Ron.Bernier@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>  
**Subject:** RFC Ruf Acres

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

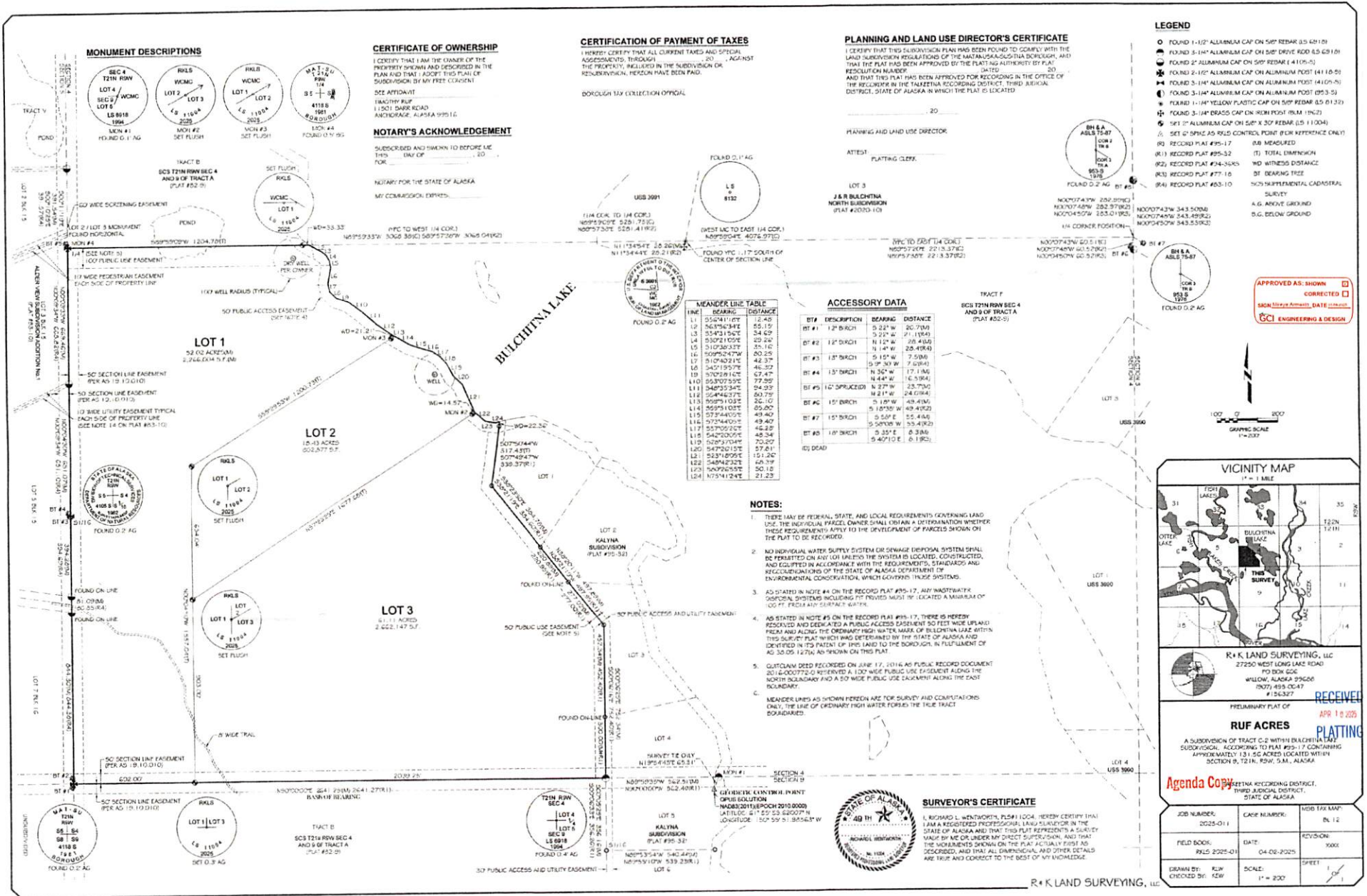
Hello,

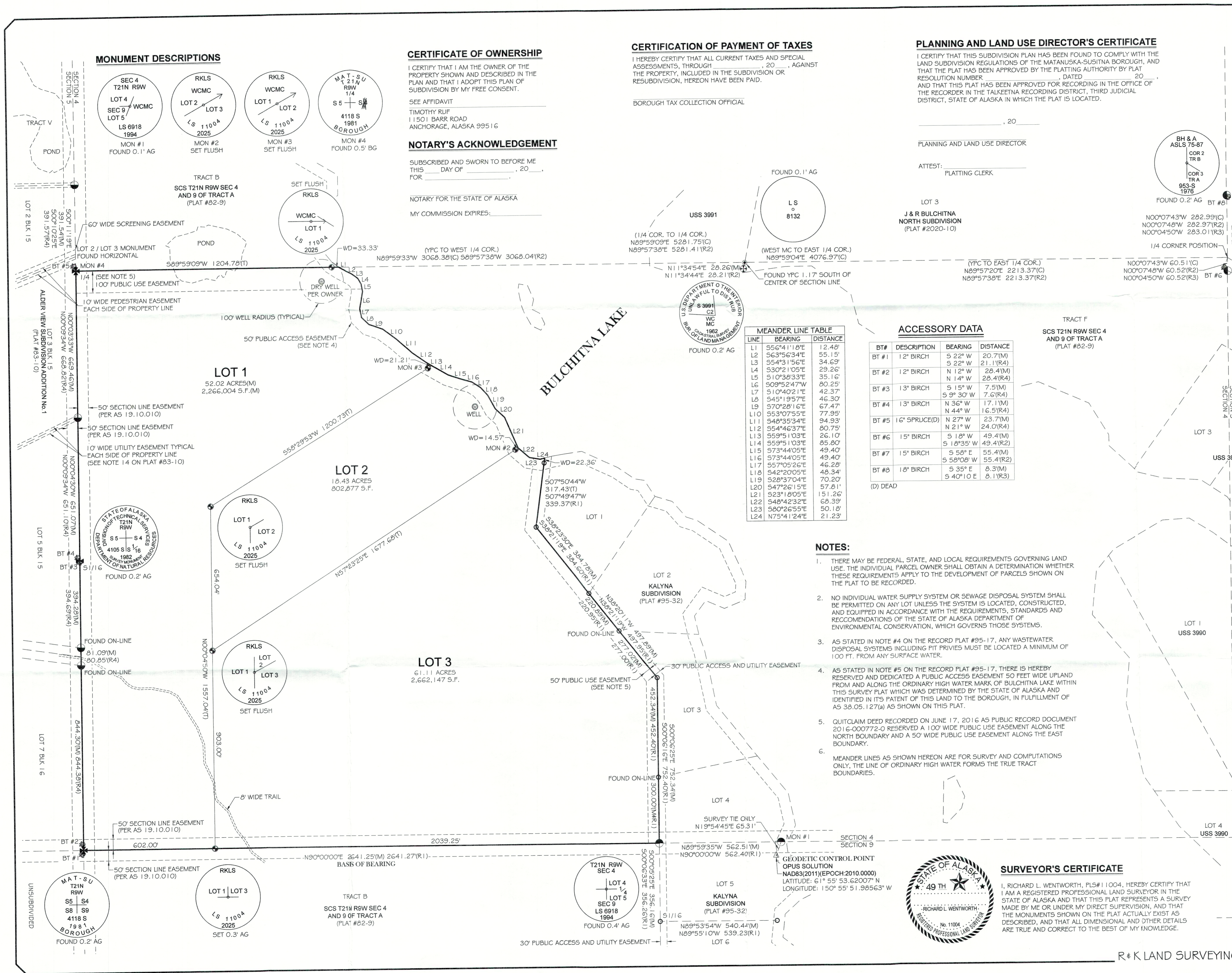
Attached is the RFC packet for Ruf Acres Subdivision. Please ensure that all comments are submitted by May 9th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [RUF AC](#)

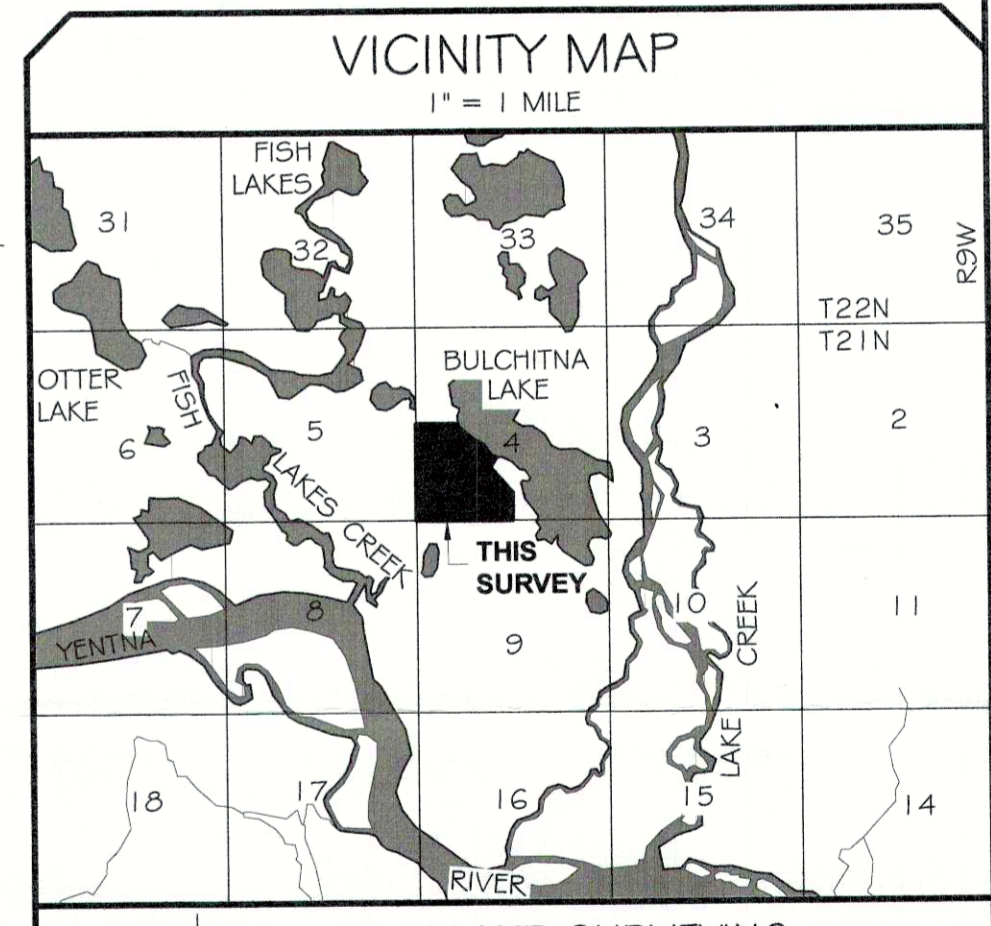
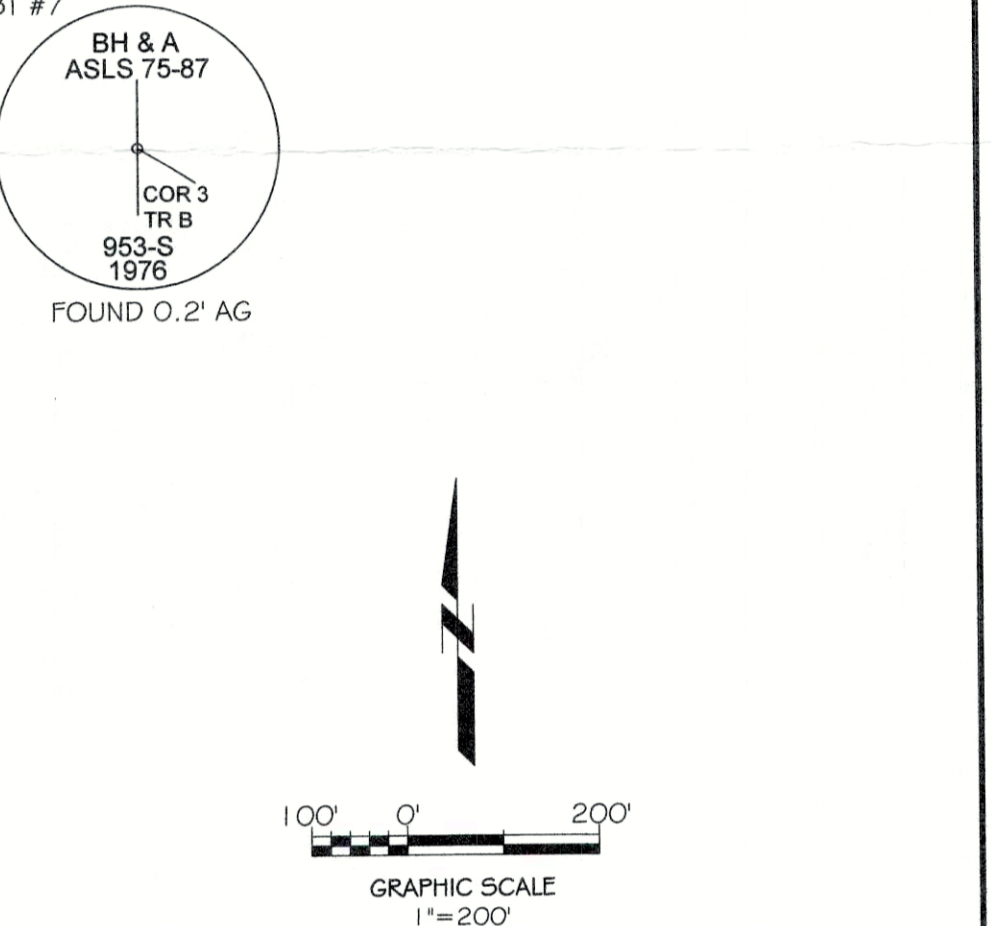
Please CC the platting email with all comments so that they can be accessed by the other Platting Technicians and MSB Platting Staff. ( [platting@matsugov.us](mailto:platting@matsugov.us) )

Respectfully,





- LEGEND**
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR (LS 6918)
  - FOUND 3-1/4" ALUMINUM CAP ON 5/8" DRIVE ROD (LS 6918)
  - FOUND 2" ALUMINUM CAP ON 5/8" REBAR (4105-5)
  - ✕ FOUND 2-1/2" ALUMINUM CAP ON ALUMINUM POST (4118-5)
  - FOUND 3-1/4" ALUMINUM CAP ON ALUMINUM POST (953-5)
  - FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR (LS 8132)
  - FOUND 3-1/4" BRASS CAP ON IRON POST (BLM 1962)
  - SET 2" ALUMINUM CAP ON 5/8" X 30" REBAR (LS 11004)
  - △ SET 6" SPIKE AS RKLS CONTROL POINT (FOR REFERENCE ONLY)
  - (R) RECORD PLAT #95-17 (M) MEASURED
  - (R1) RECORD PLAT #95-32 (T) TOTAL DIMENSION
  - (R2) RECORD PLAT #94-3GR5 WD WITNESS DISTANCE
  - (R3) RECORD PLAT #77-18 BT BEARING TREE
  - (R4) RECORD PLAT #83-10 SCS SUPPLEMENTAL CADASTRAL SURVEY
  - A.G. ABOVE GROUND
  - B.G. BELOW GROUND



**R & K LAND SURVEYING, LLC**  
27250 WEST LONG LAKE ROAD  
PO BOX 606  
WILLOW, ALASKA 99688  
(907) 495-0047  
#156327

PRELIMINARY PLAT OF

**RUF ACRES**

A SUBDIVISION OF TRACT C-2 WITHIN BULCHITNA LAKE SUBDIVISION, ACCORDING TO PLAT #95-17 CONTAINING APPROXIMATELY 131.56 ACRES LOCATED WITHIN SECTION 9, T21N, R9W, S.M., ALASKA

**Agenda Copy**

RECEIVED  
APR 10 2025  
PLATTING

JOB NUMBER: 2025-011	CASE NUMBER:	MSB TAX MAP: BL 12
FIELD BOOK: RKLS 2025-01	DATE: 04-02-2025	REVISION: XXXX
DRAWN BY: RLW CHECKED BY: KEW	SCALE: 1" = 200'	SHEET: 1 OF 1



**SURVEYOR'S CERTIFICATE**

I, RICHARD L. WENTWORTH, PL# 11004, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R & K LAND SURVEYING, LLC

B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
May 28, 2025

ABBREVIATED PLAT: COTTINI HOMESTEAD LOTS 1 & 3  
LEGAL DESCRIPTION: SEC 11, T18N, R01E S.M., AK  
PETITIONERS: PIO COTTINI  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 34.29 +/- PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-053

---

**REQUEST:**

The request is to create three lots from Lots 1 & 3, COTTINI HOMESTEAD (Plat# 2025-5) containing 34.29 acres +/- The property is located directly west of N. Palmer-Fishhook Road, and directly north of E. Tex-Al Drive; within the SW ¼ & SE ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District 1.

**EXHIBITS:**

Vicinity Map and Aerial Photos

**Exhibit A – 4 pgs**

Topographic Narrative

**Exhibit B – 1 pg**

**COMMENTS:**

USACE

**Exhibit C – 1 pg**

ADOT&PF

**Exhibit D – 3 pgs**

ADF&G

**Exhibit E – 1 pg**

MSB Pre-Design & Engineering

**Exhibit F – 1 pg**

MSB Permit Center

**Exhibit G – 1 pg**

Utilities

**Exhibit H – 5 pgs**

**DISCUSSION:** The proposed subdivision is creating three lots. Lots range in size from 9.99 to 12.96 acres. Proposed lots to take access from N. Palmer Fishhook & E. Tex-Al Drive.

**Topographic Narrative:** A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

**COMMENTS:**

USACE (**Exhibit C**) Has no comment.

ADOT&PF (**Exhibit D**) No direct access to Palmer-Fishhook Road for Lot 3A. Add as plat note.

Shared access via common access easement for Lots 3A and 1A to Palmer-Fishhook Road. Add as plat note.

Recommend reviewing common access easement to ensure that it meets platting regulation requirements, MSB code, and allows for sufficient queuing and geometry for access to Palmer-Fishhook Road for both lots that it is accommodating.

Platting actions invalidate existing access permits. Apply for shared driveway permit for lot 3A and 1A. 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.

All new utility connects and access through Tex-Al Drive.

Further development of all lots should focus internal circulation through Tex-Al Road.

Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. For further information contact project manager Galen Jones at [galen.jones@alaska.gov](mailto:galen.jones@alaska.gov) or 907-269-0550.

Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron Hunting at [aaron.hunting@alaska.gov](mailto:aaron.hunting@alaska.gov) or 907-269-0546.

ADF&G (**Exhibit E**) Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create 3 lots from lots 1 & 3, Cottini Homestead (Plat 2025-5), located west of N. Palmer-Fishhook Road and north of E. Tex-Al Drive. ADF&G has no objections to the proposed platting action as it will not affect fish, wildlife, habitat, or public access to public lands and water. Thank you for the opportunity to review and comment on this platting action.

MSB Pre-Design & Engineering (**Exhibit F**) Has no comment.

MSB Permit Center (**Exhibit G**) Has no comment.

**Utilities: (Exhibit H)** MTA has reviewed Cottini Homestead Lots 1& 3 RSB and would like to request the MEA easement north of Tex-al running through lots 3B and 2 be dedicated as a utility easement as the MEA easement language does not cover our facilities.

GCI has no comments or objections. MEA and MTA did not respond.

*Staff notes that utility easements are not granted in the Abbreviated Plat process.*

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

## **CONCLUSION**

The plat of COTTINI HOMESTEAD LOTS 1 & 3 is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Topographic Narrative was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

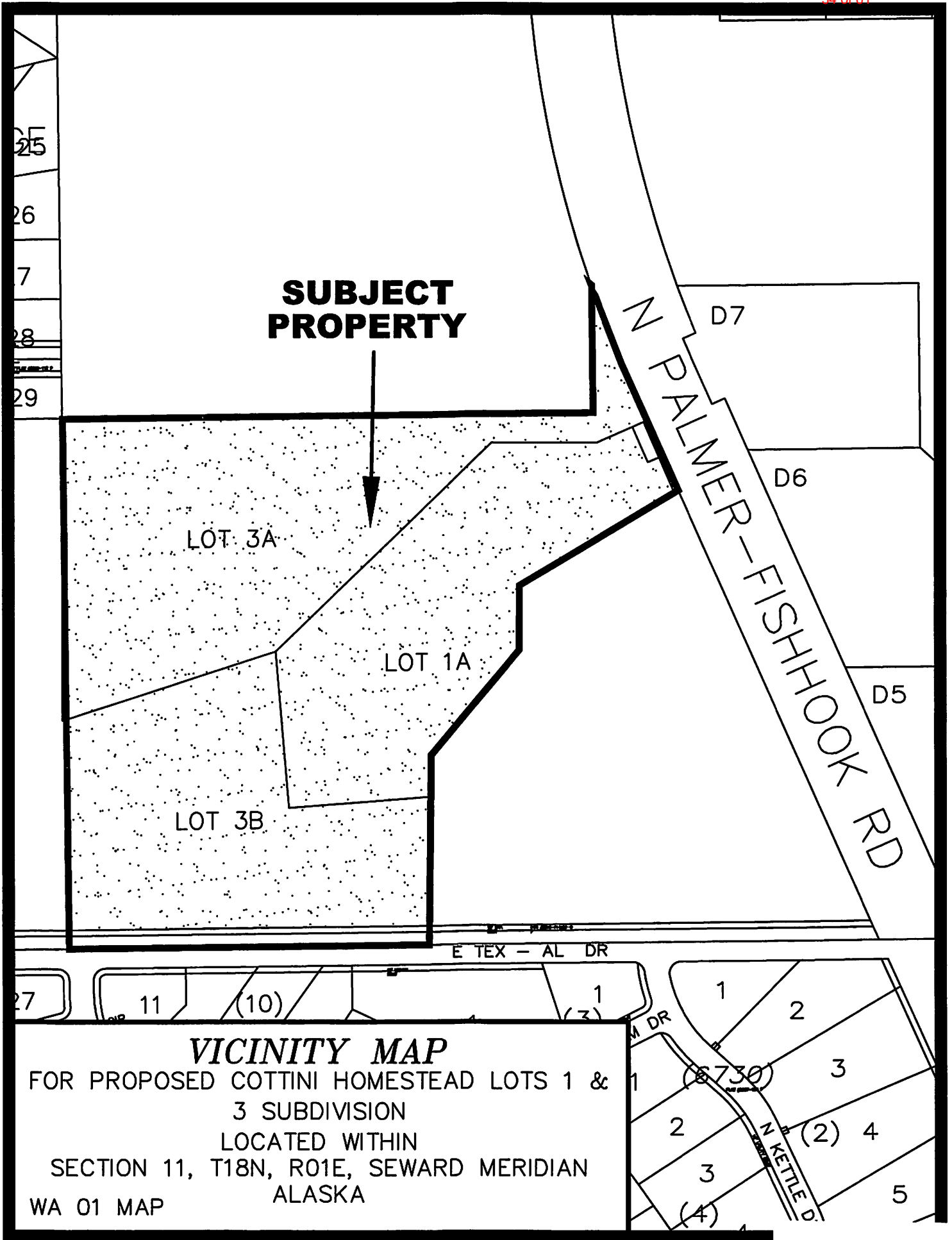
## **FINDINGS of FACT:**

1. The abbreviated plat of COTTINI HOMESTEAD LOTS 1 & 3 is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A Topographic Narrative was provided by the surveyor pursuant to MSB 43.20.281(A)(1)(i)(i).
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; ENSTAR or MEA; or the public.

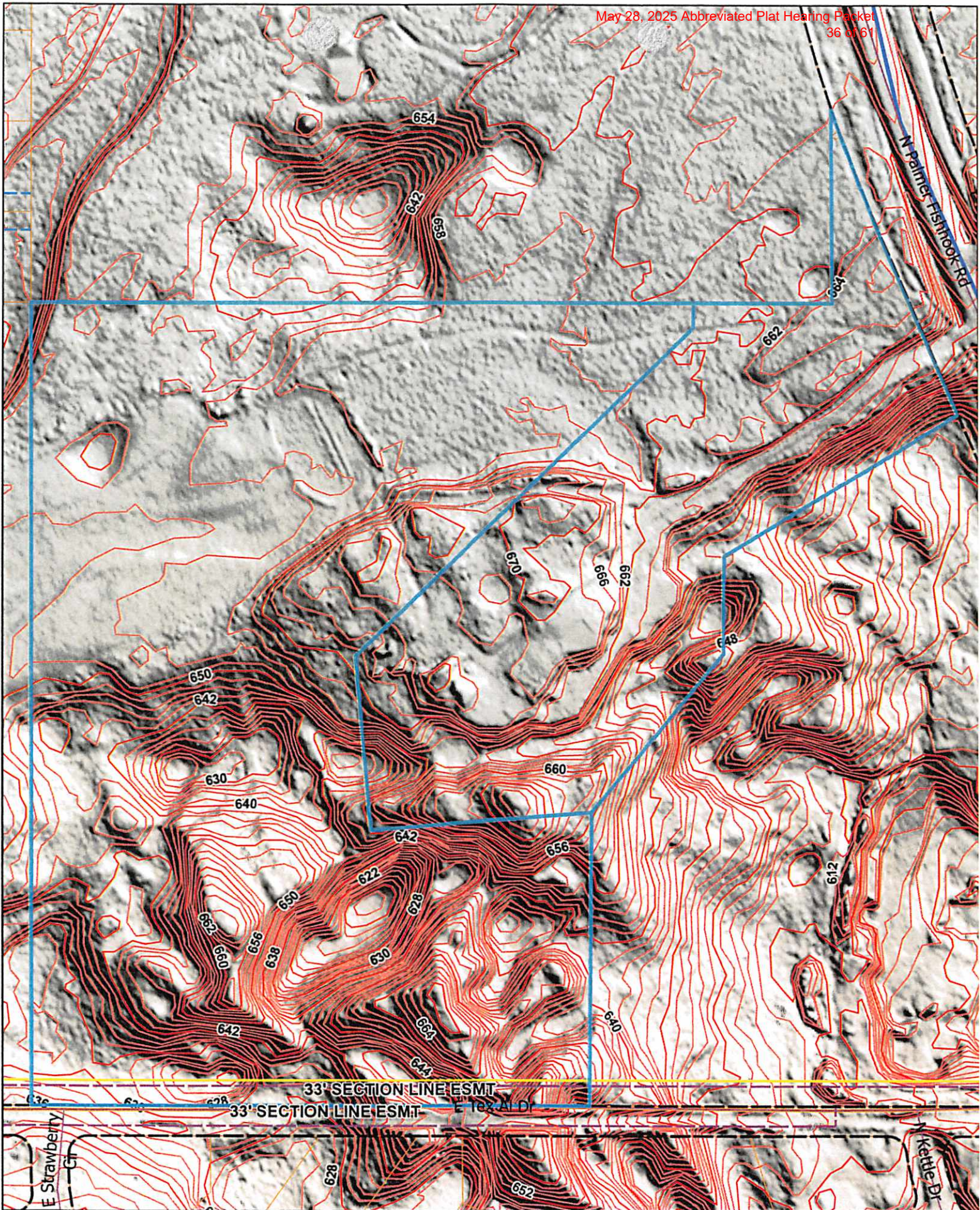
**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of COTTINI HOMESTEAD LOTS 1 & 3, within the SW ¼ Section 11, Township 18 North, Range 01 East, Seward Meridian, Alaska. contingent on the following 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. Add plat note: "Lots 1A & 3A to share access via common access easement to Palmer-Fishhook."
5. Add plat note: "No direct access to Palmer-Fishhook for Lot 3A unless otherwise authorized by the permitting authority."
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.







0 245 4

EXHIBIT A



0 500 1,000

EXHIBIT A

**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. Fireweed Ave. Palmer, AK 99645



**USEABLE AREA: TOPOGRAPHIC NARRATIVE**

**COTTINI HOMESTEAD LOTS 1 & 3 RESUB**

*A SUBDIVISION OF*

*SE1/4 SW1/4 & W1/2 SE1/4 SEC. 11 T.18N. R.1E. WEST OF PALMER-FISHHOOK RD.*

**INTRODUCTION**

*The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property*

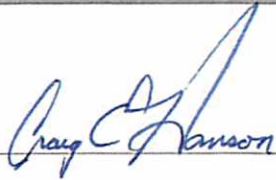
**NARRATIVE**

Lots 3A, 3B, and 1A of the proposed COTTINI HOMESTEAD LOTS 1 & 3 resubdivision contain 12.96 acres, 11.34 acres, and 9.99 acres of land respectively. A portion of Lot 3A is an open field. The remainder of the subdivision is primarily tree covered with a mixture of mostly Cottonwood and Birch.

Lot 3A is quite flat with a slight rise in the southeast corner. Lot 3B contains many ridges and depressions with slopes ranging from less than 10% to over 50% and an elevation range of approximately 62 ft. This lot has several low areas that water drains to. The northwesterly half of Lot 1A is relatively flat, while the ground slopes steeply in a south easterly direction along the easterly boundary. There is also a significant hill in the southern portion of Lot 1A.

There are no observed wetlands or water-bodies on or in the general vicinity of Lots 1A, 3A, and 3B.

Likewise, there are no known debris burial sites on any Lot. There is an existing residence on Lot 1A with a water well and septic systems while there are no such improvements on the other lots.

 4/10/25  
Craig E. Hanson PLS                      Date  
Professional Land Surveyor



**Chris Curlin**

---

**From:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Sent:** Wednesday, April 30, 2025 4:04 PM  
**To:** Chris Curlin  
**Subject:** RE: Regulator of the Day FW: RFC Cottini Homestead Lots 1 & 3 RSB (CC)

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

Hi Chris,

The Corps of Engineers (Corps) does not have any specific comments regarding this project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory)

Sample drawings can also be found on our website at  
[www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf)

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You [or the owner ] are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you [FOR REALTORS: or the future owner] have any questions or concerns at 907-753-2712.

V/r,



**Steve Moore**  
*Project Manager, North Section Regulatory Division*  
U.S. Army Corps of Engineers | Alaska District  
**Phone** Desk: 907-753-5713  
**Email** [Stephen.A.Moore2@usace.army.mil](mailto:Stephen.A.Moore2@usace.army.mil)



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 12, 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:

- **Cottini Lots 1 & 3 RSB Pre-Application; Plat #2025-5; Cottini Farm (Palmer-Fishhook Road)**
  - No direct access to Palmer-Fishhook Road for Lot 3A. Add as plat note.
  - Shared access via common access easement for Lots 3A and 1A to Palmer-Fishhook Road. Add as plat note.
  - Recommend reviewing common access easement to ensure that it meets platting regulation requirements, MSB code, and allows for sufficient queuing and geometry for access to Palmer-Fishhook Road for both lots that it is accommodating.
  - Platting actions invalidate existing access permits. Apply for shared driveway permit for lot 3A and 1A. 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.
  - All new utility connects and access through Tex-Al Drive.
  - Further development of all lots should focus internal circulation through Tex-Al Road.
  - Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. For further information contact project manager Galen Jones at [galen.jones@alaska.gov](mailto:galen.jones@alaska.gov) or 907-269-0550.
  - Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron Hunting at [aaron.hunting@alaska.gov](mailto:aaron.hunting@alaska.gov) of 907-269-0546.
- **KGB Rd Recon Ph 2 Right of Way Acquisition Plat (Knik-Goose Bay Road)**
  - DOT&PF supports this Right of Way acquisition package in support of the DOT&PF Knik-Goose Bay Road Reconstruction Phase 2 project.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT D**

- **KG 06 Hester Pre-Application; KG 06 North Star Law Group; Plat #99-125 & Plat #79-231 (Knik River Road)**
  - No objection to changing lot lines or retainment of easement for access from Lot 2 to Dock Circle.
  - Shared access to Knik River Road is required as shown through shared access easement. If not recorded already, record shared access easement.
  - Required plat note that says the following or similar: “Single access for both lots to Knik River Road.”
  - Subsequent development of either lot will require continued access through shared access easement or through Dock Circle.
  - Platting actions invalidate existing access permits. Apply for shared driveway permit. 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.
- **Bear Street Agape Preliminary Plat; Plat #84-142; WA 07 Hall (Bogard Road)**
  - No objection to the proposed lot consolidation.
  - Add plat note “No direct access to Bogard Road.”
  - This plat falls within the boundary of the Mat-Su Borough’s [Bogard/Seldon Corridor Access Management Plan \(CAMP\)](#), which is currently scheduled for review by the Borough Assembly on June 3<sup>rd</sup>, 2025.
  - DOT&PF supports the Mat-Su Borough’s planning efforts through the CAMP to utilize Bear Cub Court as a frontage or backage road. If the public right of way established through Bear Cub Court is removed, provide alternate right of way to replace the public’s interest in Bear Cub Court.
  - This plat is within the boundary of an active DOT&PF construction project: Bogard Road Pavement Preservation Trunk Road to Wasilla-Fishhook Road. For further information contact project manager Ericka Moore at [ericka.moore@alaska.gov](mailto:ericka.moore@alaska.gov) or (907) 269-0450.
  - This plat is within the boundary of an active DOT&PF design project: Bogard Road Safety & Capacity Improvements. For further information contact project manager Chris Bentz at [chris.bentz@alaska.gov](mailto:chris.bentz@alaska.gov) or (907) 707-1912.

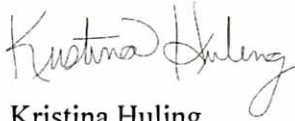
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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](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

## Chris Curlin

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, May 12, 2025 8:35 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Cottini Homestead Lots 1 & 3 RSB (CC)

RECEIVED  
MAY 12 2025  
PLATTING

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create 3 lots from lots 1 & 3, Cottini Homestead (Plat 2025-5), located west of N. Palmer-Fishhook Road and north of E. Tex-Al Drive. ADF&G has **no objections** to the proposed platting action as it will not affect fish, wildlife, habitat, or public access to public lands and water. Thank you for the opportunity to review and comment on this platting action.

Colton Percy  
Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cottini Homestead Lots 1 & 3 RSB (CC)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following link is a request for comments for the proposed Cottini Homestead Lots 1 & 3 Subdivision.

## Chris Curlin

---

**From:** Tammy Simmons  
**Sent:** Tuesday, May 6, 2025 2:34 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons  
**Subject:** RE: RFC Cottini Homestead Lots 1 & 3 RSB (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cottini Homestead Lots 1 & 3 RSB (CC)

Hello,

The following link is a request for comments for the proposed Cottini Homestead Lots 1 & 3 Subdivision. Please ensure all comments have been submitted by May 12, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Cottini Lots 1 & 3 RSB](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Tuesday, April 29, 2025 11:31 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Cottini Homestead Lots 1 & 3 RSB (CC)

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cottini Homestead Lots 1 & 3 RSB (CC)

Hello,

The following link is a request for comments for the proposed Cottini Homestead Lots 1 & 3 Subdivision. Please ensure all comments have been submitted by May 12, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

☐ Cottini Lots 1 & 3 RSB

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

## Chris Curlin

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, April 30, 2025 9:17 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC Cottini Homestead Lots 1 & 3 RSB (CC)

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

Hi Chris,

Thank you for reaching out.

MTA has reviewed Cottini Homestead Lots 1& 3 RSB and would like to request the MEA easement north of Tex-al running through lots 3B and 2 be dedicated as a utility easement as the MEA easement language does not cover our facilities.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cottini Homestead Lots 1 & 3 RSB (CC)

Hello,

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 12, 2025 5:10 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Cottini Homestead Lots 1 & 3 RSB (CC)  
**Attachments:** Agenda Plat (33).pdf

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

Chris,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**GCI** | OSP Design

1001 Northway Dr., 1<sup>st</sup> Floor, Anchorage, AK 99508

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Chris.Curlin@matsugov.us>  
**Sent:** Tuesday, April 29, 2025 11:06 AM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Bob Keiner <bob.keiner@alaska.gov>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Cottini Homestead Lots 1 & 3 RSB (CC)

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

Hello,

The following link is a request for comments for the proposed Cottini Homestead Lots 1 & 3 Subdivision. Please ensure all comments have been submitted by May 12, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

☐ [Cottini Lots 1 & 3 RSB](#)

Sincerely,

### PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

#### LEGEND

- RECOVERED 3/8" BRASS CAP MONUMENT
- RECOVERED 2" ALUMINUM CAP ON 1/2" REBAR
- RECOVERED 2" BRASS CAP ON IRON PIPE
- RECOVERED 1" PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 1/4"x30" REBAR

N74°58'11"W 255.65' MEASURED DATA  
(N74°45'W) (254.70') RECORD PER RECORD OF SURVEY (86-175R5)

#### NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

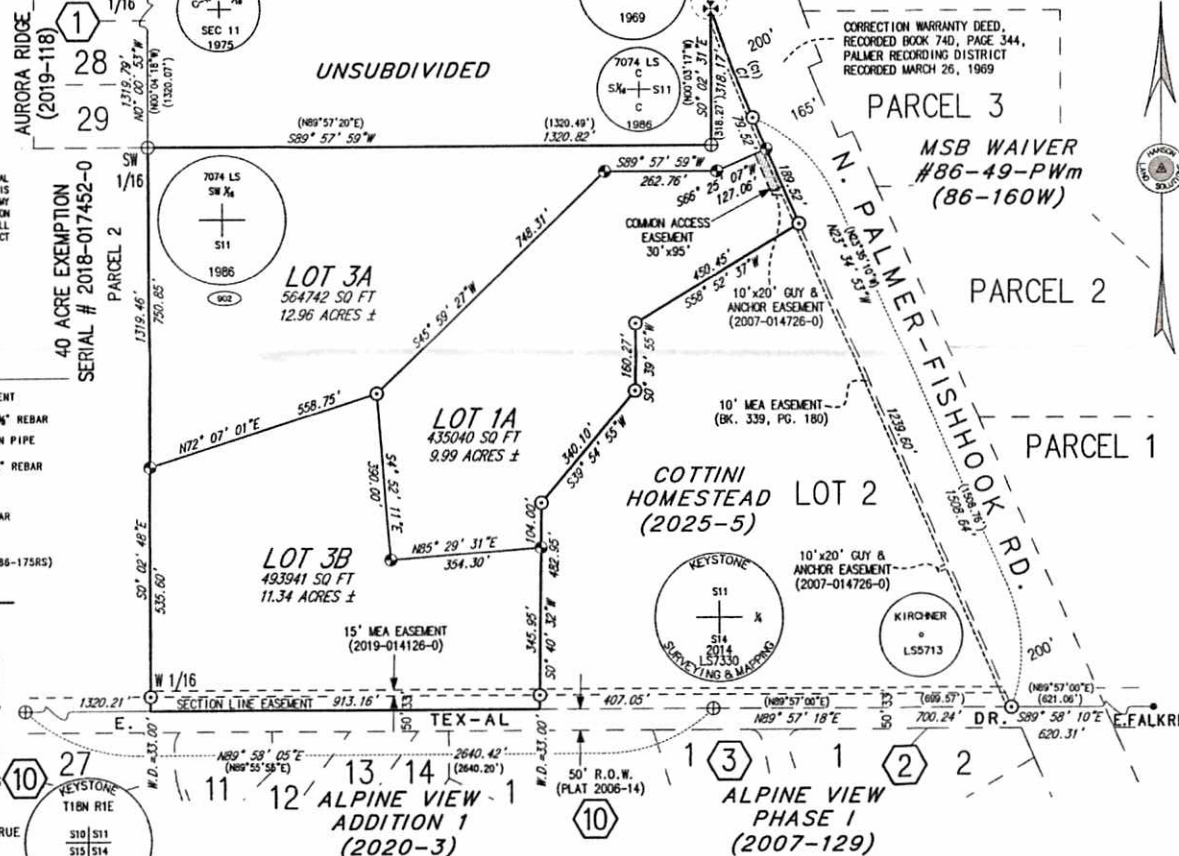
3. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 3A (POINT 902), A RECOVERED ALUMINUM CAP (THE SOUTHWEST 1/4 CORNER) WITH A NETWORK GNSS GEODETIC POSITION OF 61°39'38.92"N 149°13'53.29"W.

4. THIS PLAT IS ENCUMBERED BY MEA BLANKET EASEMENTS RECORDED ON MAY 24, 1960 IN BOOK 32, PAGE 90 AND ON JUNE 16, 1982 IN BOOK 265, PAGE 393 AND A MTA EASEMENT RECORDED ON AUGUST 22, 1977 IN BOOK 146, PAGE 738.

SDN



UNSUBDIVIDED



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	272.56	2964.56	5°16'04"	272.46	S20°56'51"E
(C1)	(272.58)	(2964.79)	(5°16'04")	(272.49)	(N20°57'08"W)

### CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

MSB WAIVER  
#2005-261-PWm  
(2005-036029-0)

PARCEL 2

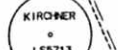
PARCEL 3

MSB WAIVER  
#86-49-PWm  
(86-160W)

PARCEL 2

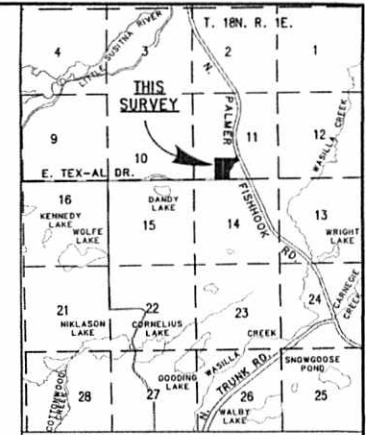
PARCEL 1

COTTINI  
HOMESTEAD LOT 2  
(2025-5)



100 0 200 300 400  
US SURVEY FEET

APPROVED AS: SHOWN ☒  
CORRECTED ☐  
SIGN Mireya Armento, DATE 05/12/2025  
GCI ENGINEERING & DESIGN



### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

PIO V. COTTINI (TRUSTEE) DATE \_\_\_\_\_  
REVOCABLE LIVING TRUST OF PIA C. COTTINI  
AND HELMUTH COTTINI 3PA-95-TR  
6800 N. PALMER-FISHHOOK RD.  
PALMER, AK 99645

### NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

Agenda Copy

### COTTINI HOMESTEAD LOTS 1 & 3 RESUBDIVISION

A PLAT OF  
A SUBDIVISION OF  
LOT 1 & 3  
COTTINI HOMESTEAD  
(PLAT 2025-5)  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
S1/2 SEC. 11, T.18N. R.1E. SM, AK  
CONTAINING 34.29 ACRES MORE OR LESS

HANSON  
LAND SOLUTIONS  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738

FILE: FB24-265 OK: CEH SCALE: 1"=200' 04/07/25 1 OF 1

EXHIBIT H





C



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 28, 2025

ABBREVIATED PLAT: TISCH HAVEN  
LEGAL DESCRIPTION: SEC 08, T17N, R03W S.M., AK  
PETITIONERS: JOHN & VALLERY TISCH  
SURVEYOR/ENGINEER: LAVENDER SURVEYING & MAPPING  
ACRES: 1.01 +/- PARCELS: 1  
REVIEWED BY: CHRIS CURLIN CASE #: 2025-057

---

**REQUEST:**

The request is to create one lot from Lots 1 and 2, Block 1, Freeman, Plat 71-6, to be known as TISCH HAVEN, containing 1.01 acre +/- . The plat is located directly south of S. Beaver Lake Road and directly east of W. Rochella Place. Located within the SE ¼ Section 08, Township 17 North, Range 03 West, Seward Meridian, Alaska.

In the Big Lake Community Council and Assembly District #5.

**EXHIBITS:**

Vicinity Map and Aerial Photos  
USACE  
ADF&G

**Exhibit A – 4 pgs**  
**Exhibit B – 1 pg**  
**Exhibit C – 1 pg**

**DISCUSSION:** The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

There were no objections or concerns received from Borough departments or outside agencies at the time of this staff report.

USACE (**Exhibit B**) Has no comment.

ADF&G (**Exhibit C**) Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create one lot from Block 1, Lots 1 & 2 of Freeman Subdivision (Plat 71-6) located south of W. Wilma Street and west of S. Wolf Road. ADF&G has **no objections** to the proposed platting action as it will not affect fish, wildlife, habitat, or public access to public lands and water. Thank you for the opportunity to review and comment on this platting action.

### **CONCLUSION**

The plat of **TISCH HAVEN** is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

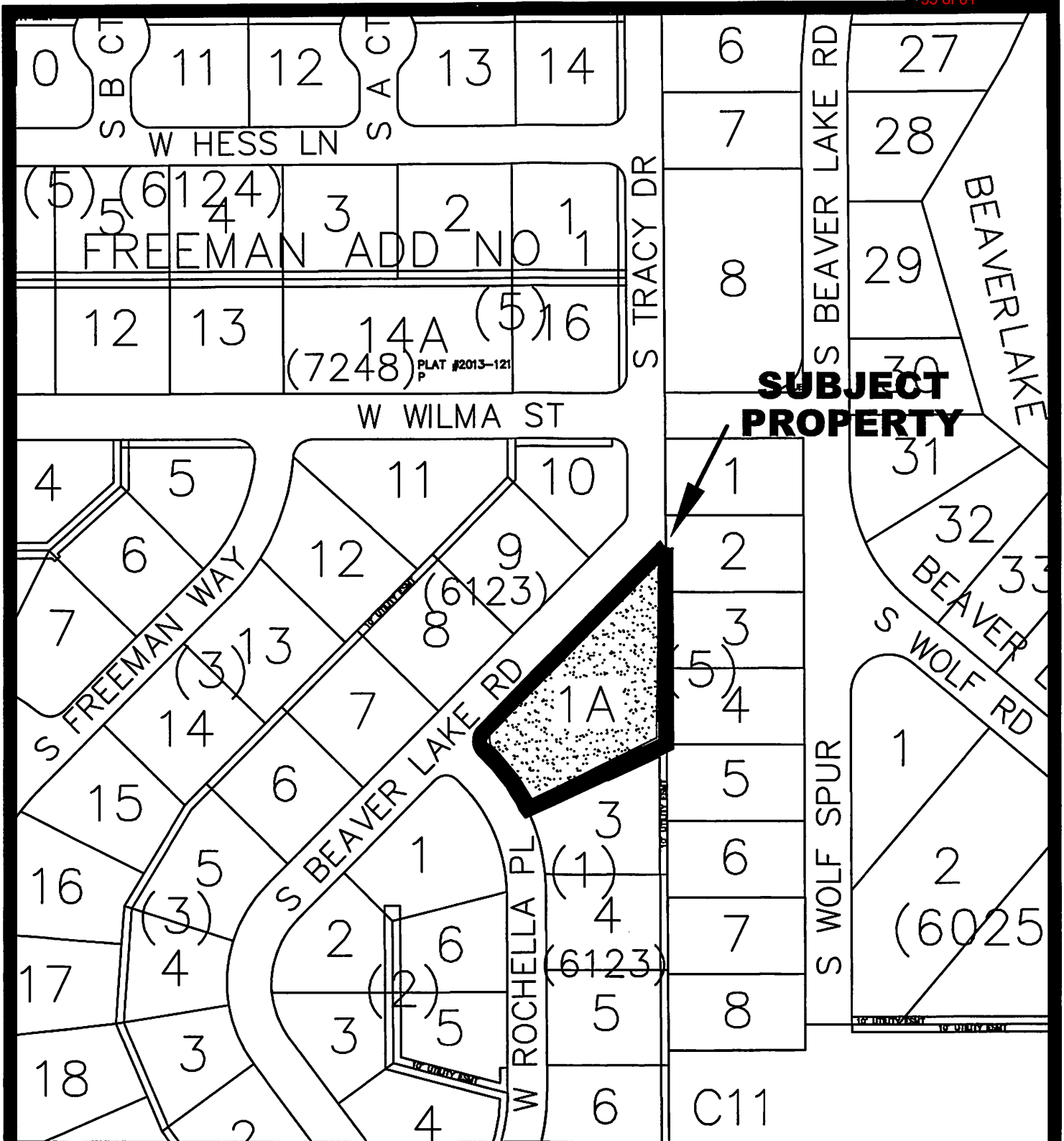
### **FINDINGS of FACT:**

1. The abbreviated plat of **TISCH HAVEN** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. This plat combines two lots within Freeman Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Memory Lake Estates – Unit 1, (Plat 72-58) and does not require additional monumentation.

### **RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends approval of the abbreviated plat of TISCH HAVEN, located within the SE ¼ Section 08, Township 17 North, Range 03 West, Seward Meridian, Alaska. contingent on the following recommendations:**

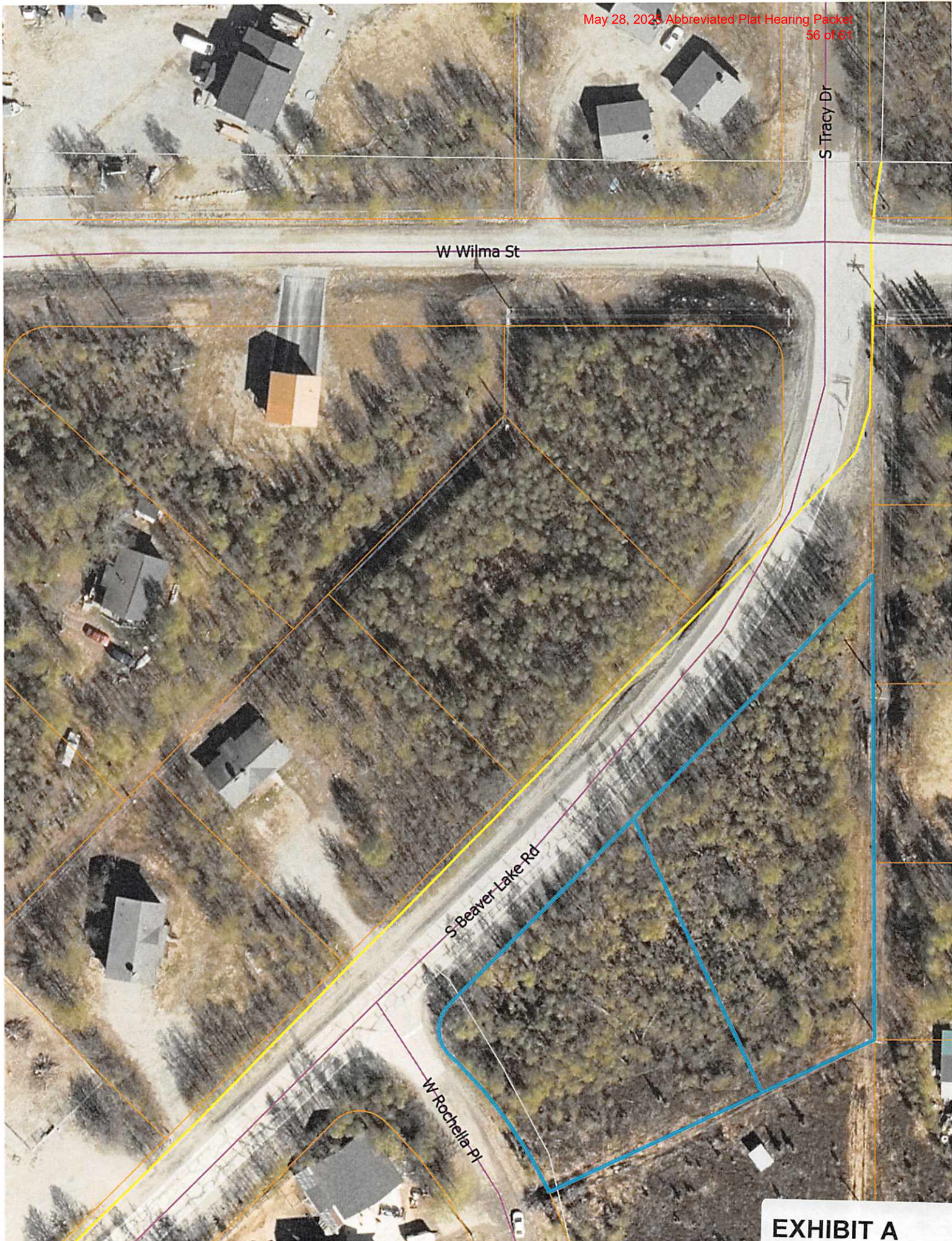
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



### ***VICINITY MAP***

FOR PROPOSED TISCH HAVEN SUBDIVISION  
LOCATED WITHIN  
SECTION 08, T17N, R03W, SEWARD MERIDIAN  
ALASKA

HO 12 MAP



S Tracy Dr

W Wilma St

S Beaver Lake Rd

W Rochelle Pl



**EXHIBIT A**



## Wyatt Anderson

---

**From:** Germann, Quinn H CIV USARMY CEPOA (USA) <Quinn.H.Germann@usace.army.mil>  
**Sent:** Wednesday, May 7, 2025 10:44 AM  
**To:** Wyatt Anderson  
**Cc:** Platting  
**Subject:** RE: RFC Tisch Haven

Good morning Mr. Anderson,

The Corps of Engineers (Corps) does not have any specific comments regarding Freeman Subdivision Project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory). Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r

Quinn H.A. Germann

---

**From:** Wyatt Anderson <[Wyatt.Anderson@matsugov.us](mailto:Wyatt.Anderson@matsugov.us)>  
**Sent:** Tuesday, May 6, 2025 10:56 AM  
**To:** CEPOA-SM-RD-Pagemaster <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>  
**Subject:** [Non-DoD Source] RFC Tisch Haven

Hello,

Attached is the RFC packet for Tisch Haven Subdivision. Please ensure that all comments are submitted by May 12th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Monday, May 12, 2025 8:39 AM  
**To:** Platting  
**Subject:** FW: RFC Tisch Haven

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

Good morning,

Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create one lot from Block 1, Lots 1 & 2 of Freeman Subdivision (Plat 71-6) located south of W. Wilma Street and west of S. Wolf Road. ADF&G has **no objections** to the proposed platting action as it will not affect fish, wildlife, habitat, or public access to public lands and water. Thank you for the opportunity to review and comment on this platting action.

Colton Percy  
Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation

---

**From:** Wyatt Anderson <Wyatt.Anderson@matsugov.us>  
**Sent:** Tuesday, May 6, 2025 10:55 AM  
**To:** Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; eric.r.schuler@usps.gov; Kendra Johnson <Kendra.Johnson@matsugov.us>  
**Subject:** RFC Tisch Haven

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is the RFC packet for Tisch Haven Subdivision. Please ensure that all comments are submitted by May 12th, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

Please CC the platting email ([platting@matsugov.us](mailto:platting@matsugov.us)) for all comments regarding any cases you may have with me as my last day in office will be May 9<sup>th</sup>.

 [Tisch Hvn](#)

Respectfully,

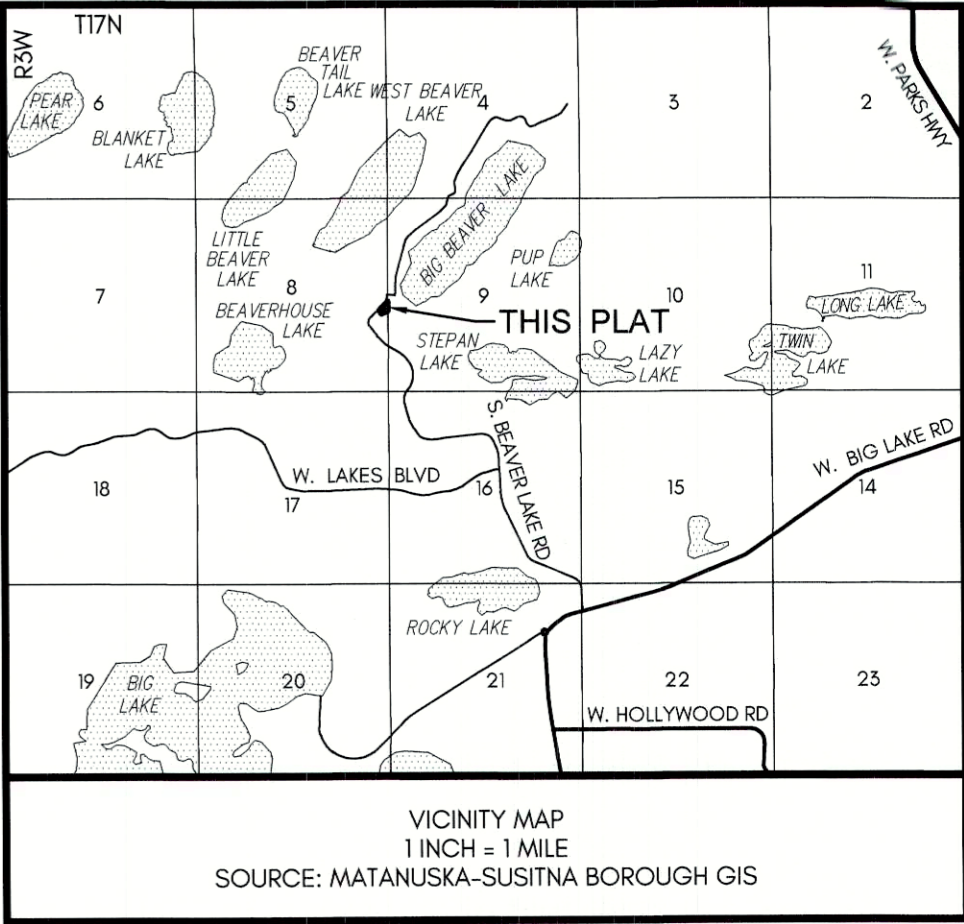
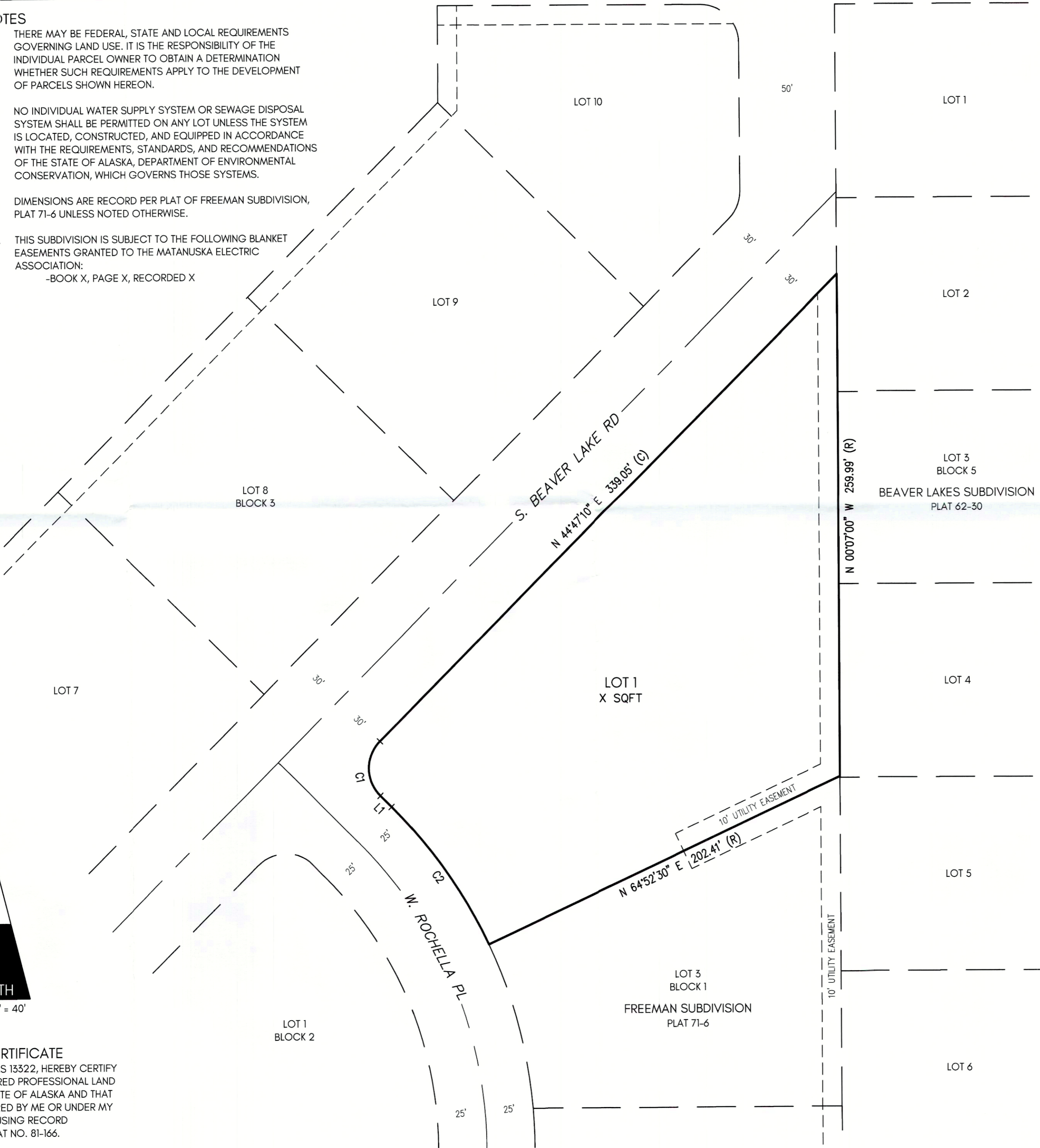
Wyatt Anderson  
Platting Technician  
Matanuska Susitna Borough

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	(20.00')	(90°00'00")	(31.42')	(20.00')	(N 00°13'00" W)	(28.28')
C2	(250.00')	(20°05'30")	(87.66')	(44.29')	(S 35°10'10" E)	(87.21')

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 45°13'00" E (C)	8.12' (R)

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. DIMENSIONS ARE RECORD PER PLAT OF FREEMAN SUBDIVISION, PLAT 71-6 UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION:  
-BOOK X, PAGE X, RECORDED X



CERTIFICATION OF PAYMENT OF TAXES  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. DATE, 2025, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

OWNER'S CERTIFICATE  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

X DATE  
X  
X

NOTARY ACKNOWLEDGMENT  
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS DAY OF, 2025 FOR X.

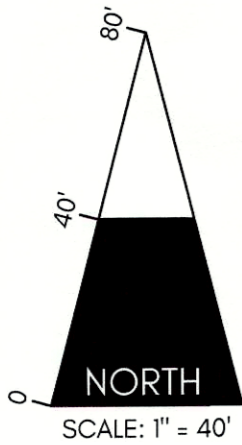
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

Agenda Copy

RECEIVED  
APR 14 2025  
PLATTING

LEGEND  
(R) RECORD PER PLAT 71-6  
(C) COMPUTED PER PLAT 71-6



SURVEYOR'S CERTIFICATE  
I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 81-166.

PLAT OF TISCH HAVEN		
A REPLAT OF LOTS 1 & 2, BLOCK 1, FREEMAN SUBDIVISION, PLAT No. 71-6, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA		
LOCATED WITHIN SE 1/4 OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, AK		
CONTAINING X ACRES, MORE OR LESS.		
<b>LAVENDER</b> SURVEY & MAPPING 720 N. YETI CIR., PALMER, AK 99645 (907)-301-5177-DAYNALAVENDERSURVEY.COM		
DRAWN BY: SKT	SCALE: 1" = 40'	DWG: 25-025
CHECKED BY: DMR	DATE: 3/12/2025	SHEET 1 OF 1