
Bulchitna Lake Subdivision, Plat No. 95-17. Ruf Acres

From Nicholas Scott <nicktscott1981@gmail.com>

Date Tue 5/27/2025 10:23 AM

To Platting <platting@matsugov.us>

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

The Matanuska-Susitna Borough Platting Officer,

I received a letter in the mail one business day before the date of the public hearing notice for the proposed subdivision on Plat 95-17 Ruf Acres, and I get my mail and reside in Wasilla primarily. I feel that the notice to comment was inadequate as the residents of the local area of this subdivision are remote and have not received the mailed notice at this point.

I have concerns that the prior access trail to subsistence hunting and fishing will be blocked and that the trail was on the land prior to the purchase of this property. This was never disclosed when the property was staked and sold as a residential property and should have remained an easement through this land. This trail has been in place for over 12 years. This subdivision would block access duu to swamp on the perimeter of easement.

I speak for many people in the subdivision that have not received their notice of this Hearing.

I have concerns and OBJECT to this subdivision at this time. More planning needed.

I would like to request an extension so the community has a chance to properly receive notice of a hearing.

Additionally, the contact person on the legal notification of public hearing is no longer employed by the MatSu Borough Platting Division.

Regards,

Nick Scott

nicktscott1981@gmail.com

(907)795-0478

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HANDOUT # 1
RUF ACRES
CASE # 2025-055
MEETING DATE: MAY 28, 2025

Response to the proposed Bulchitna lake subdivision, Ruf Acres

From Cammeron <hiflyers@mtaonline.net>
Date Tue 5/27/2025 11:54 AM
To Kayla Smith <kayla.smith@matsugov.us>

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To whom it may <https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Flinkprotect.cudasvc.com%2Furl%3Fa%3Dhttps%253a%252f%252fconcern%25E2%2580%25A6.my%26c%3DE%2C1%2CELHOgJklTNKh9BSt-V5g6kUNuGwFWCHV53K9aCFKyc3kulNzfgDwiY2OO5ototUn9XOyBj6MSJGXgN0XdbVWBpu3tBkP-V0ZwYgzM5ab6bpggBo87ocwg%2C%2C%26typo%3D1&data=05%7C02%7Ckayla.smith%40matsugov.us%7Cdc295d1b60424430773308dd9d583992%7C870c68b8580c4b1ba27ea44623e37916%7C0%7C0%7C638839724753951584%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiwlLjAuMDAwMCIlIAiOiJXaW4zMilskFOljoITWFpbCIsIlldUljoyfQ%3D%3D%7C20000%7C%7C%7C&sdata=LZefN6LNoPpcE3MmEm1QzWepYA%2BChcPxKD9l%2FD5PN2E%3D&reserved=0> name is Cammeron Edwards, I own the adjacent property to the proposed subdivision and myself and my brother are year round residents on my property. This impacts us more than most and I feel more attention needs to be directed to the finalization of this proposed subdivision.

I first want to state to the agency monitoring the process, I am pretty unhappy that I still have NOT received the response packet, with the deadline in one hour, and the property owners near me who receive their mail in town got them at the end of the past week.

As far as the proposed subdivision, there is local (and personal) concern over access issues with a trail that crosses the lower portion of Mr. Ruf's property. The trail has been in use for over a decade, but the Borough and Mr. Ruf were unaware of its existence and local use when the property changed from the Borough to Mr. Ruf. We use that trail to get to hunting and fishing areas and are concerned new owners might restrict that access.

I have further concerns about the portion of the "road" that is surveyed in the Alderview 2 subdivision and on the maps terminates at the section line. While the lots on Bulchitna Lake all get their legal access by the lake, increasing numbers are running the trail I first made reference to that crosses Mr Ruf's property and Borough land terminating at Lake Creek and through the Alderview2 subdivision to recreate in Fish Lakes Creek. There is a surveyed road through the subdivision, but is in actuality a trail one wheeler wide that wanders across a couple properties. We have already had a few collisions on blind corners, in the past few years and many other increasing incidents. For myself, that road is my only designated access, so it is pretty important we can still get my supplies in and out . Many of the weekend people are under the impression the trail and "road" are Borough maintained, so there is a wide range of perspectives on use and responsibility already.

In summary, I think the Borough needs to view the current issues directly involving the trails and access here.

Sincerely ,
Cammeron Edwards

**HANDOUT # 2
RUF ACRES
CASE # 2025-055
MEETING DATE: MAY 28, 2025**