

The regular meeting of the Matanuska-Susitna Borough Abbreviated Plat Hearing was held on May 28, 2025, at the Matanuska-Susitna Borough, Assembly Chambers, located at 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 a.m. by Platting Officer Fred Wagner.

1. INTRODUCTION

A. Introduction of Staff

Staff in Attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Kayla Smith, Platting Administrative Specialist

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: Chris Curlin, Case #2025-055)*

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 10 public hearing notices were mailed out on May 6, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

The following persons spoke:

- Nicholas Scott

There being no one else to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner/petitioner's representative was not present.

MOTION: Platting Officer Fred Wagner moved to approve with 7 conditions. There are 8 findings of fact.

- 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-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. (*Petitioner/Owner: Pio Cottini, Staff: Chris Curlin, Case #2025-053*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 34 public hearing notices were mailed out on May 6, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.

- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, Craig Hanson spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 8 conditions. There are 4 findings of fact.

- C. **TISCH HAVEN:** 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 Haben 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: Chris Curlin, Case #2025-057*)

Platting Officer, Fred Wagner, read the case description into the record.

Ms. Kayla Smith provided the mailing report.

- Stated that 52 public hearing notices were mailed out on May 6, 2025.

Platting Officer, Fred Wagner opened the public hearing for public testimony.

There being no one to be heard, Platting Officer, Fred Wagner closed the public hearing.


- Invited the petitioner or their representative to provide their comments.

The petitioner's representative, Dauna Rumfelt spoke.

MOTION: Platting Officer Fred Wagner moved to approve with 6 conditions. There are 5 findings of fact.

4. ADJOURNMENT

With no further business to come before the Platting Officer, Fred Wagner adjourned the meeting at 8:37 a.m.



FRED WAGNER, PLS
Platting Officer

ATTEST:



KAYLA SMITH,
Platting Administrative Specialist