

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 plattings@matnugov.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