

**STAFF REVIEW AND RECOMMENDATION**  
**PUBLIC HEARING**  
**JUNE 16, 2021**

**PRELIMINARY PLAT: HILL TIMBER ESTATES RSB B/5 L/6 & 7**

**LEGAL DESCRIPTION: SEC 10, T17N, R1E S.M., AK**

**PETITIONER: JOEL & SYLVIA STRANG**

**SURVEYOR: HANSON LAND SOLUTIONS**

ACRES: 1.76                      PARCELS: 1

REVIEWED BY: KIMBERLY MCCLURE

**CASE: 2021-080**

**REQUEST:**

The request is to combine Lots 6 & 7, Block 5, Hill Timber Estates, Plat #84-157 into one lot to be known as **LOT 6A**, containing 1.76 +/- . The property is located directly north of E. Timber Way, west of S. Timberwood Circle and south of E. Riparian Loop lying within the NW¼ Section 10, Township 17 North, Range 1 East, Seward Meridian, Alaska.

**EXHIBITS:**

## Vicinity Maps

## Exhibit A

## COMMENTS

Public

## Exhibit B

**DISCUSSION:** The subject property are located within the Gateway Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

**COMMENTS:**

**Abrielle Dionne, owner of Lot 5, Timber Ridge, has no objection. (Exhibit B)**

**Alfred Johnson, owner of Lot 9, Block 1, Hill Timber Estates, has no objection. (Exhibit B)**

**Chester & Mary Ann Wiczak, owners of Unit 32, Timber Ridge Condos, Phase 1, have no objection. (Exhibit B)**

There were no other comments received from Borough Departments, or outside agencies. There were three comments received from the public.

## **CONCLUSION**

The plat of Hill Timber Estates RSB B/5 L/6 & 7 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions for elimination of common lot lines*. 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.

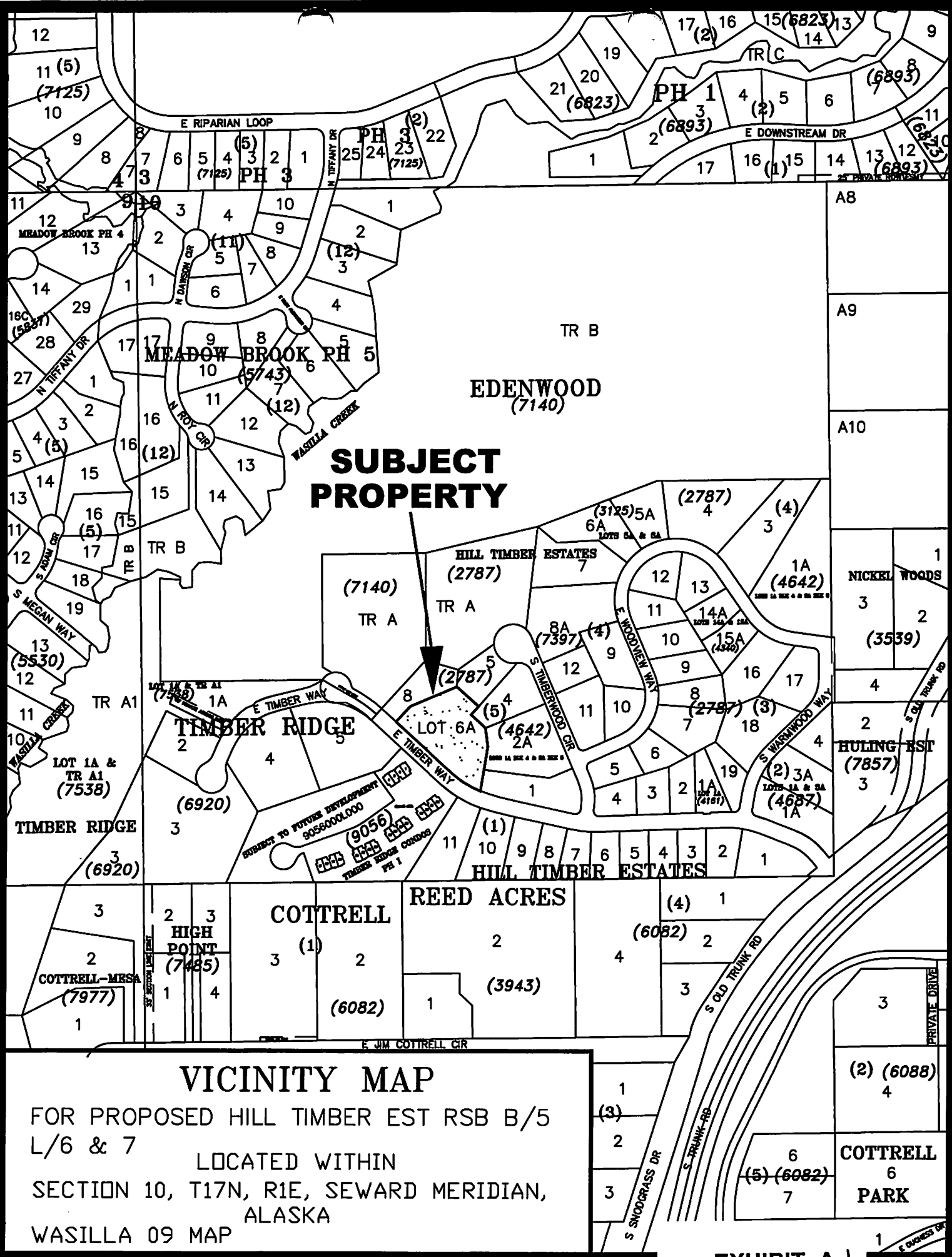
## **FINDINGS of FACT:**

1. The abbreviated plat of Hill Timber Estates RSB B/5 L/6 & 7 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions for elimination of common lot lines*.
2. This plat combines two lots within Hill Timber Estates, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public. Three non-objections were received from the public.
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 Hill Timber Estates, Plat #84-157, and does not require additional monumentation.

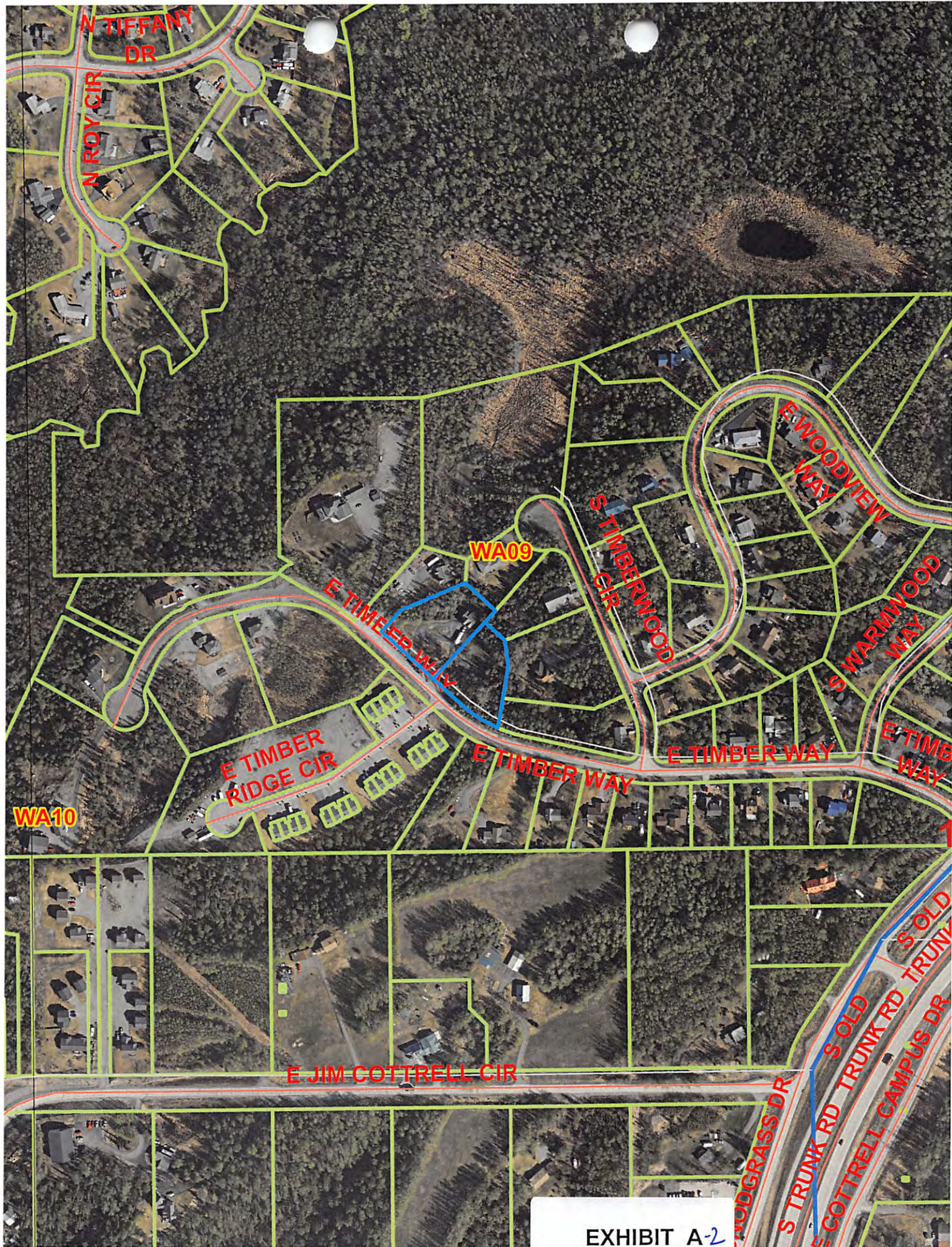
## **RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of Hill Timber Estates RSB B/5 L/6 & 7 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.









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



U.S. POSTAGE >> PITNEY BOWES  
ZIP 99645 \$ 000.51<sup>0</sup>  
02 4W  
0000368428 MAY 26 2021

RECEIVED

JUN 07 2021

PLATTING

56920000L005 6  
DIONNE ABRIELLE AVRIL  
PO BOX 3018  
PALMER AK 99645-3018

FIRST CLASS

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough Platting Officer will consider the following:

**PETITIONER/OWNER: JOEL & SYLVIA STRANG**

**REQUEST:** The request is to combine Lots 6 & 7, Block 5, Hill Timber Estates, Plat No. 84-157 into one lot to be known as LOT 6A, containing 1.76 acres +/- . The property is located directly north of E. Timber Way, west of S. Timberwood Circle and south of E. Riparian Loop (Tax ID # 2787B05L006 & 2787B05L007) lying within the NW ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2: Stephanie Nowers.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Conference Room 119** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **June 16, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873.


To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling). **Starting May 1, 2021 it is optional to wear a mask to the Mat-Su Borough Hearings.**

☒ No Objection [ ] Objection [ ] Concern

Name: Abrielle D. Conant Address: 7270 East Timberway  
Palmer AK 99645

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



U.S. POSTAGE  **PERMIT NO. 6063**  
**ZIP 59045 \$ 000.51<sup>0</sup>**  
**02 4W**  
**000036842 MAY 25 2021**

52787B01L009 16  
JOHNSON ALFRED C JR  
DORMAN-JOHNSON KRISTIN P  
7530 E TIMBER WAY  
PALMER AK 99645

9964538936 H001

**FIRST CLASS**

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☒ No Objection    ☐ Objection    ☐ Concern

Name: Alfred Johnson Address: 7530 E. Timber Way Palmer AK 99645

**Comments:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Case # 2021-080 KMc

**Note: Vicinity map Located on Reverse Side**

**EXHIBIT B-2**

**Cheryl Scott**

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**From:** witzak1@verizon.net  
**Sent:** Saturday, May 29, 2021 9:51 AM  
**To:** MSB Platting  
**Subject:** Combine Lots 6 & 7, block 5 Hill Timber Estates

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

We are residents at 7380 E Timber Ridge Circle, Unit 1 and have no objection to the proposed combination of Lots 6 & 7, Block 5 Timber Estates.

Sincerely,

Chester & Mary Ann Witzak



I CERTIFY THAT THIS SUBDIVISION PLAT 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)

WE HEREBY CERTIFY THAT WE ARE THE OWNERS  
OF THE PROPERTY SHOWN AND DESCRIBED ON  
THIS PLAN AND THAT WE ADOPT THIS PLAN OF  
SUBDIVISION BY OUR FREE CONSENT.

JOEL B. STRANG	DATE
7361 E. TIMBER WAY	
PALMER, AK. 99645	

SYLVIA A. STRANG  
7361 E. TIMBER WAY  
PALMER, AK. 99645

SUBSCRIBED AND SWORN BEFORE ME THIS

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

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES:\_\_\_\_\_

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.

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.

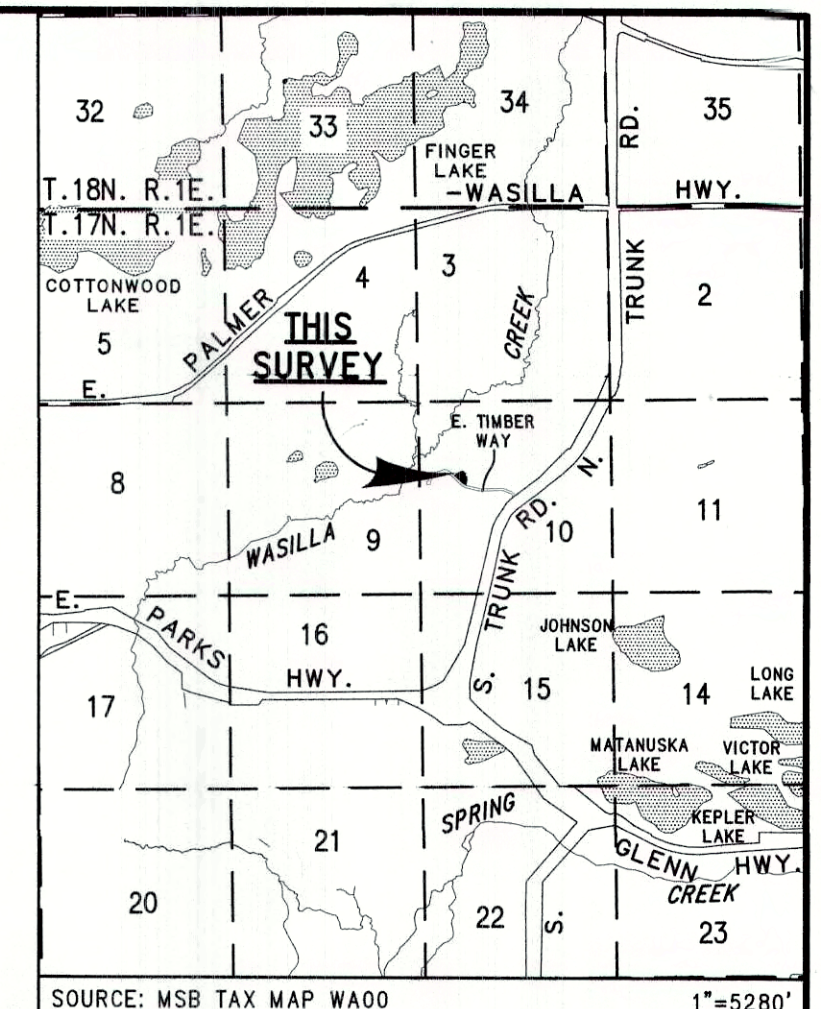
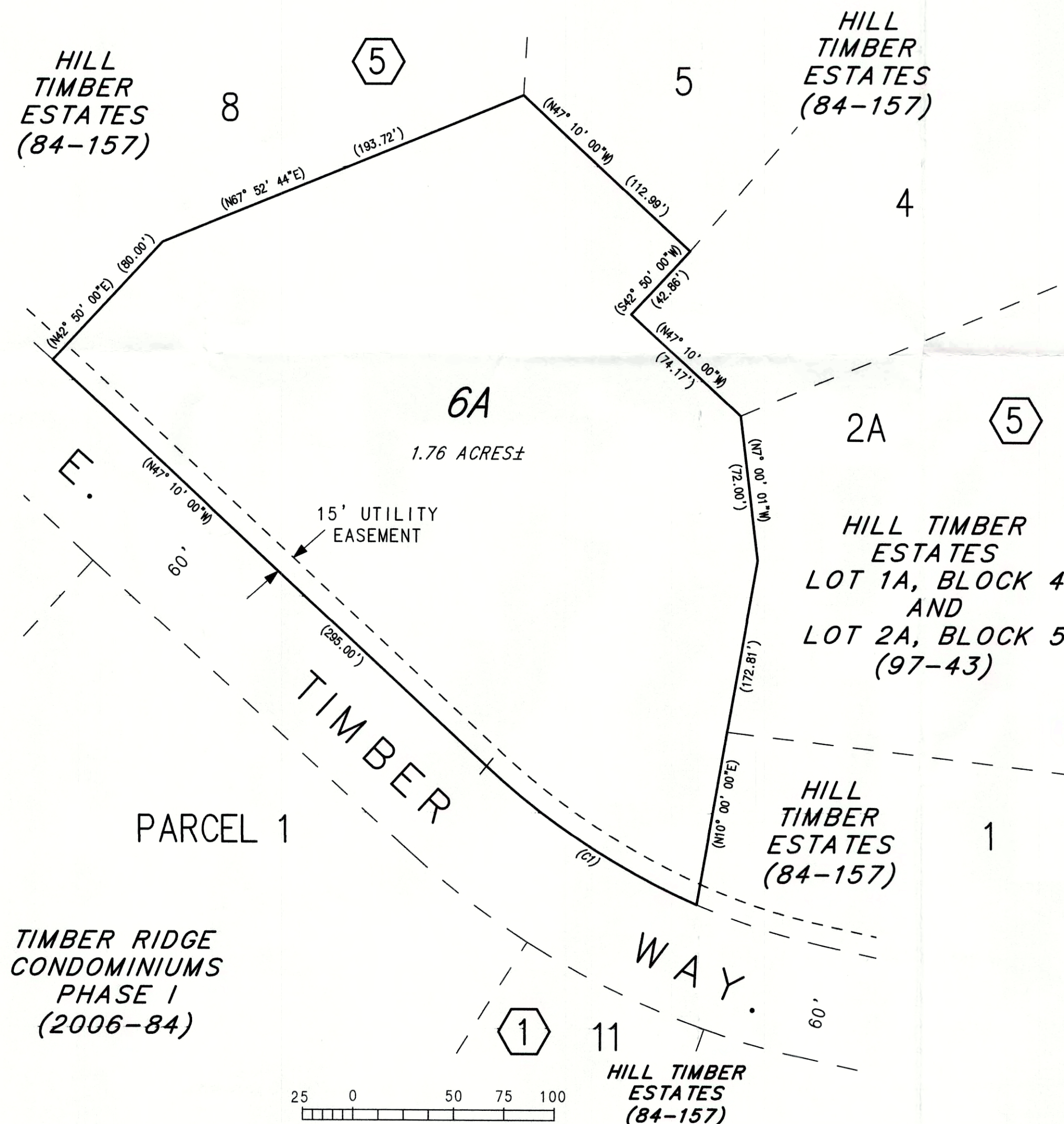
ELF

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  
(MATANUSKA-SUSITNA BOROUGH)

DATE \_\_\_\_\_

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
(C1)	125.27	370.00	19°23'55"	124.67	S56° 51' 57"E	63.24



I 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 THE REVISED PLAT OF HILL TIMBER ESTATES (84-157).

REGISTERED LAND  
SURVEYOR

RECEIVED  
MAY 14 2021  
PLATTING

**A PLAT OF**  
**HILL TIMBER ESTATES**  
**LOT 6A, BLOCK 5**  
**A SUBDIVISION OF**  
**LOTS 6 & 7, BLOCK 5**  
**HILL TIMBER ESTATES**  
**(84-157)**  
**PALMER RECORDING DISTRICT**  
**STATE OF ALASKA**  
**LOCATED WITHIN**  
**NW¼ SEC. 10, T.17N. R.1E. SM, AK**  
**CONTAINING 1.76 ACRES MORE OR LESS**

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