

CITY OF PALMER ACTION MEMORANDUM No. 08-068

SUBJECT: Approve the Placement of Three Temporary Buildings on Lot 1 Block 8 of the Lucas Replat Subdivision for a Period of up to Eleven Months

AGENDA OF: October 28, 2008

Council action:	Approved
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Approved for presentation by B.B. Allen, City Manager _____

Route To:	Department/Individual:	Initials:	Remarks:
X	Originator – Community Development	<i>[Signature]</i>	
X	City Clerk	<i>[Signature]</i>	
X	City Attorney	<i>[Signature]</i>	
	Director of Public Safety		
	Director of Administration		
	Director of Community Services		
	Director of Public Works		

Attachment(s): Letter from Dana Hodgson dated October 10, 2008
 Building Permit Application
 Site Plan
 PMC 15.08.3103

Fiscal note:

X	No fiscal impact.
	Funds are budgeted from this account number:
	Funds are not budgeted. Budget modification is required. Affected account number:

Finance Director Signature: *[Signature]*

Summary statement:

Twin Peaks Construction is the contractor on the city's Lucas Area Water and Street Improvement project. The company is seeking City Council approval to leave their project office, two Conex boxes and construction material on Lot 1, Block 8 Lucas Replat Subdivision during this winter's construction shut-down and the 2009 summer construction season. This lot is located on Fireweed Avenue between Lucas Way and S. Dimond Street.

Twin Peaks anticipates construction on this project will start-up again in early May 2009 with completion in September 2009.

Twin Peaks Construction has provided a letter dated September 26, 2008 from the owner of Lot 1 Block 8 Lucas Replat, Robert L. Goodman, giving Twin Peaks Construction permission to use his property.

Background:

Palmer Municipal Code 15.08.3103, Temporary buildings or structures, states "No temporary building or structure shall remain in place longer than six months without City Council approval."

Administration recommendation:

Respectfully recommend that the Council approve the request to allow a temporary construction office, two Conex boxes and construction material on Lot 1, Block 8 Lucas Replat subdivision for eleven months.

City of Palmer • Summary of Economic Impact

Does the proposed legislative action have an economic impact on the City? Yes No

Proposed Legislative Action:

AM 08-068 approving the placement of three temporary buildings on Lot 1 Block 8 of the Lucas Replat Subdivision for a period of up to eleven months.

List all of the costs associated with enactment of the legislation:

List the corresponding funding source:

		Source:				Amount:		
Implementation:	\$ _____		_____		_____	\$	_____	
Capital:	\$ _____		_____		_____	\$	_____	
Operation:	\$ _____		_____		_____	\$	_____	
Maintenance:	\$ _____		_____		_____	\$	_____	
Total:	\$ _____		_____		_____	Total: \$	_____	

Revenues (list the affected line item name and number):

Operating funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____	\$ _____

Enterprise funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____	\$ _____

Capital funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____	\$ _____

Expenses (list the affected line item name and number):

Operating funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total	\$ _____	\$ _____	\$ _____	\$ _____

Enterprise funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____	\$ _____

Capital funds:	FY08	FY09	FY10	FY11
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
Total:	\$ _____	\$ _____	\$ _____	\$ _____

Are new positions required? Yes No

Position Title:	Position Type (full-time, part-time, temporary):	Approximate Cost:
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

list impacts on existing programs created by the proposed legislation:
 one

iscal effects of not passing the legislation:
 ontractor may have increased mobilization costs at the beginning of the 2009 construction season which could effect the water and sewer project.

Twin Peaks Construction, Inc.

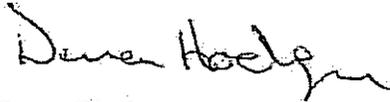
October 10, 2008

To City of Palmer:

Twin Peaks Construction is the Contractor on the Lucas Area Water and Street Improvements project. We are seeking approval to leave our project office and construction material during the winter shut down. The location is lot 1, block 8 Lucas replat, Palmer Ak. We anticipate startup in early May 2009 with completion Sept. 2009. I can be reached at 907-460-2714 if you have any questions.

Sincerely,

Twin Peaks Construction, Inc.

A handwritten signature in black ink, appearing to read "Dana Hodgson". The signature is written in a cursive style with a long, sweeping tail on the last letter.

**Dana Hodgson
Project Superintendent**

DATE ISSUED

BUILDING PERMIT APPLICATION

BUILDING CODE

PERMIT No.

*** PLEASE FILL OUT FROM CONSTRUCTION ADDRESS TO SIGNATURES ***

<i>Storage</i> CONSTRUCTION ADDRESS	SUBDIVISION	LOT	BLOCK
<i>Lucas & Fireweed</i>	<i>Lucas Replat</i>	<i>1</i>	<i>8</i>
OWNER'S NAME & MAILING ADDRESS		PHONE No.	
<i>Robert Goodman</i>			
CONTRACTOR'S NAME & MAILING ADDRESS		STATE LICENSE No.	
<i>Twin Peaks Const</i>			
PHONE No.	FAX No.	CELL No.	CONTACT NAME
<i>745-3805</i>	<i>745-3819</i>	<i>907-460-2714</i>	<i>Dena Hodgson</i>

TYPE OF WORK	<input type="radio"/> NEW	<input type="radio"/> RESIDENTIAL	<input type="radio"/> COMMERCIAL	<input checked="" type="radio"/> PUBLIC	<input type="radio"/> FARM/AG
	<input type="radio"/> ALTERATION	<input type="radio"/> ADDITION	<input type="radio"/> MOVE	<input type="radio"/> ELECTRICAL	<input type="radio"/> PLUMBING
					<input type="radio"/> MECHANICAL

DESCRIPTION OF WORK

Lucas Area water & Street Improvements

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions outlined hereon. I also certify that the plot plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property. All contract work on this project will be done by a contractor holding valid licenses issued by the State of Alaska and the City of Palmer.

SIGNATURE OF OWNER: *Twin Peaks Const.* DATE: _____

SIGNATURE OF AUTHORIZED AGENT: *Dena Hodgson* DATE: *10-10-08*

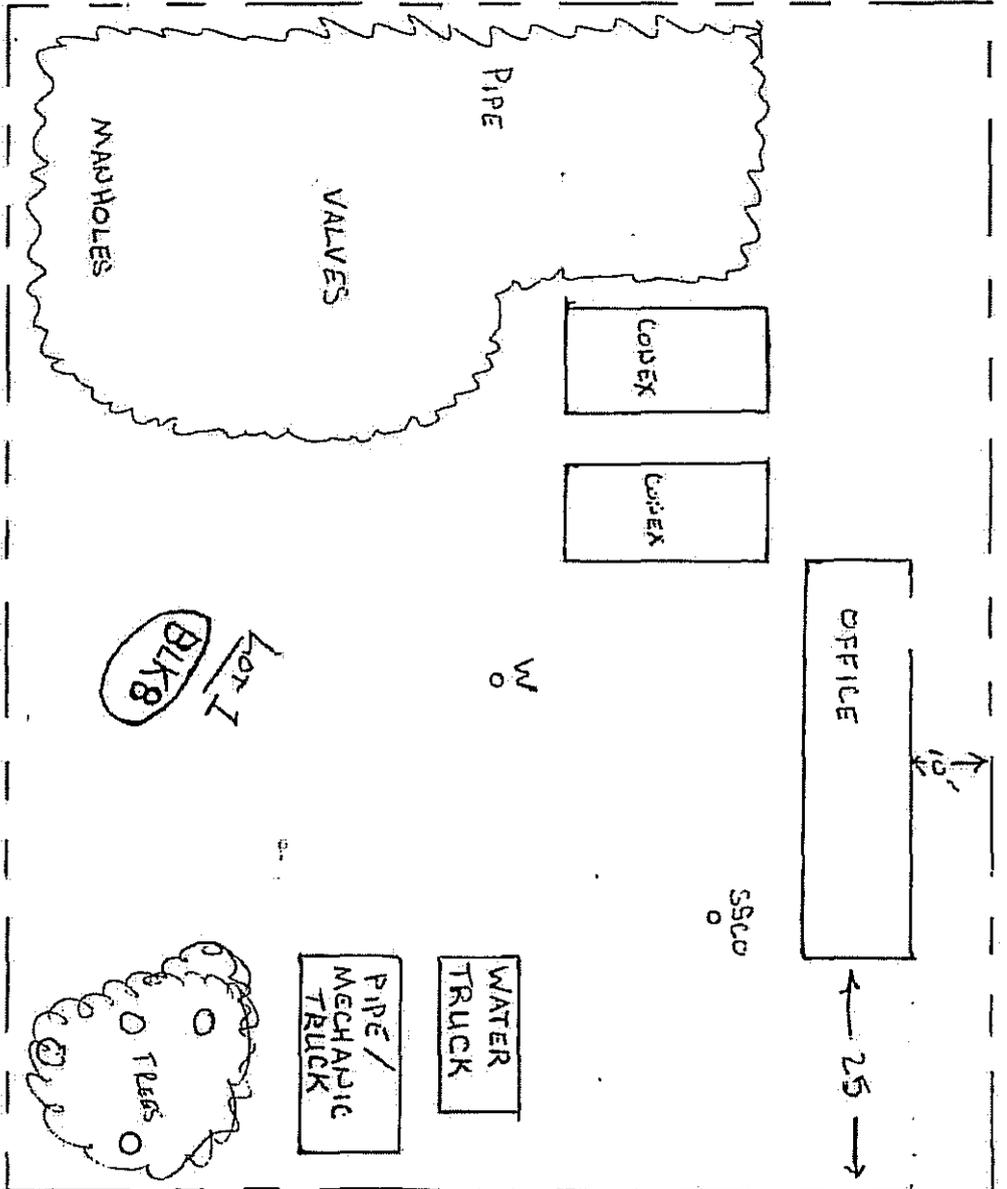
PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction, or with any private deed restrictions or requirements of the applicable fire service area. This permit becomes null and void if the construction work authorized is not begun within 180 days from date of issue or if the work is suspended or abandoned for a period of 180 days.

For Office Use Only

VALUATION OF WORK	BUILDING PERMIT FEE	WATER PERMIT	SEWER PERMIT	PARKS FEE	SALES TAX		
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
STATE FIRE MARSHAL	ZONING DIST.	FRONT YARD	REAR YARD	SIDE YARD 1	SIDE YARD 2	FRONTAGE	BLDG. HT.
<input type="checkbox"/>	<input type="text"/>						
LOT COVER %	CONST. TYPE	OCCUPANCY	COM'L AREA	RES. AREA	GARAGE AREA	MISC. AREA	# STORIES
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

APPLICATION ACCEPTED BY: _____ PLANS CHECKED BY: _____ APPROVED FOR ISSUANCE BY: _____

S. DIMOND ST.



FIRE WEEB

AVE.

F.H.

LUCAS WAY

15.08.202 Definitions.

Delete the definition of "alley" and substitute the following:

ALLEY is a public space or thoroughfare, 20 feet or less, but not less than 10 feet in width, which has been dedicated for public use.

Add the following definition:

BUILDING, PUBLIC shall be any structure which is other than a Group R-3 dwelling or Group U occupancy.

(Ord. 06-010 § 5, 2006; Ord. 504 § 3, 1996)

15.08.203 "B" definitions.

Repealed by Ord. 06-010. (Ord. 504 § 3, 1996)

15.08.1403 Energy conservation.

Amend by adding a new section as follows:

For the purpose of energy conservation, the requirements of the Alaska Building Energy Efficiency Standard, 2002 Edition, by the State of Alaska will be the criteria to be used for new construction.

(Ord. 06-001 § 6, 2006; Ord. 504 § 3, 1996)

15.08.1805.2 Depth of footings.

Delete the first sentence and insert the following:

Footings shall have a minimum depth of 42 inches unless another depth is recommended by a foundation investigation.

(Ord. 06-010 § 7, 2006; Ord. 06-001 § 6, 2006; Ord. 504 § 3, 1996)

15.08.1805.4.2 Table 1805.4.2 Foundations for stud bearing walls.

Amend by revising the minimum footing width to 15 inches and minimum footing thickness to seven inches for supporting one floor. (Ord. 06-001 § 6, 2006; Ord. 504 § 3, 1996).

15.08.3103 Temporary buildings or structures.

Amend by adding a sentence as follows:

No temporary building or structure shall remain in place longer than six months without City Council approval.

(Ord. 504 § 3, 1996)

