



New Business



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-009**

SUBJECT: Consideration of Recommendation to Adopt Amnesty For Certain Setback Encroachments

AGENDA OF: April 16, 2015

ACTION: Review and approve draft Ordinance No. 15-0xx and move forward to City Council

Attachment(s): Draft Ordinance No. 15-0xx
As-Built Survey dated April 22, 1988 by Cottini Land Surveying
PMC 17.20.060 Lot Area Restrictions for R-1 Single-family Residential District
Letter dated June 19, 1991

Summary: In March, our office was contacted by a realtor trying to list a property in Palmer regarding the setbacks. A Palmer Building Permit was issued in 1980. The house was built in 1981. The required side yard setback at that time was 6' (the plat recorded on November 2, 1979). The side yard setback shown on the As-Built Survey dated April 22, 1988 is 5.2'. The encroachment exceeds the 10 percent of the side yard setback exception. Since the house was built in 1981, it does not qualify as a legal nonconforming structure. The lot is adequate in size to meet all required setbacks. The City acknowledged this discrepancy in the letter dated June 19, 1991 (see attached letter).

Due to more stringent lending requirements, lenders are requiring documentation to show the City does not have issues with these existing structures that don't qualify for legal nonconforming status but have existed for a long period of time with minor setback encroachments. We estimate that up to 150 properties may be eligible for setback amnesty.

After visiting with the City Attorney regarding this issue, it was suggested that the City provide a way to grant amnesty to the properties with these minor setback encroachments that exceed the 10 percent setback exception and don't qualify for legal nonconforming status.

Recommendation: Review draft Ordinance No. 15-0xx and if approved, move forward to City Council with recommendation for adoption.

Commission Information:
 Initiated by: Planning and Zoning Commission
 First on Agenda: April 16, 2015
 Action:
 Vote:
 Council Information:
 Introduced by: City Manager Hannan
 Introduced:
 Public Hearing:
 Action:
 Vote:

Yes:	No:

CITY OF PALMER, ALASKA

ORDINANCE NO. 15-00x

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 17 Zoning Chapter 17.60 to include 17.60.057 Amnesty for setback encroachments

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Section 17.60.057 is hereby enacted to read as follows:

17.60.057 Amnesty for setback encroachments

A. Certain technical setback violations exist on residential properties throughout the City of Palmer. In some cases, these violations have existed compatibly with the surrounding neighborhoods for 25 or more years with no known adverse impacts to public health, safety or welfare.

B. In such cases, the City's existing amnesty program provides a mechanism for excusing full compliance with city setback regulations for certain minor violations existing on or before adoption of the current zoning code.

C. To qualify as eligible for amnesty for certain setback violations, the following standards must be strictly satisfied:

1. The building or structure must be pre-existing and have been issued a building permit prior to construction;
2. The area or dimensional requirement involves front, rear, and/or side yard setbacks;
3. The building or structure complies with all other aspects of Palmer planning and zoning regulations. Such encroachments may be deemed "de minimis" as prescribed above and are determined to be "Lawfully non-conforming";
4. The City has a record of a statement that the present property owner had no personal knowledge of any violation of the requirements of this section prior to substantial completion of the structure;
5. The city building inspector or a licensed architect has certified in writing that the encroachment conforms to the requirements of Palmer Municipal Code Title 15 and State of Alaska Fire and Life Safety Regulations (13 AAC 50-13 AAC 55);
6. The City has received an as-built survey of the property that is the subject of the application, prepared and stamped by a land surveyor registered in the state of Alaska, which shows the location and dimensions of all structures on the property at the date of application, and the distances between structures and between the structures and the lot lines of the property;
7. The City has on file a copy of each plat note that applies to the property; and
8. Upon receiving a complete application,
 - a) the zoning administrator shall within five (5) days mail notice of the application to each record owner of any property that immediately adjoins the property on which the encroachment is located, requesting written comment on the application within ten (10) calendar days of the date of the notice.
 - b) within five (5) days following the conclusion of the comment period;
 - c) the zoning administrator shall issue a written determination whether the encroachment meets the standards for amnesty under this subsection. The zoning administrator may impose such conditions on the requested amnesty as the zoning administrator determines are appropriate to protect the general welfare.
 - d) A determination under this subsection shall describe the type and dimensions of the encroachment, and shall include a copy of the as-built survey that was submitted with the application for registration.

Section 4. Effective Date. Ordinance 15-00x shall take effect upon adoption by the Palmer City Council.

Passed and approved this _____ day of _____, 2015.

DeLena Goodwin Johnson, Mayor

Janette M. Bower, MMC, City Clerk

17.20.060 Lot area restrictions.

A. Minimum lot width:

1. For a lot of record as of January 17, 1978, zero to 50 feet;
2. For a lot of record created after January 17, 1978, 60 feet.

B. Minimum lot area:

1. Five thousand square feet, for a lot of record as of January 17, 1978;
2. Seven thousand two hundred square feet for a lot on a plat that was duly recorded between January 18, 1978, and June 30, 2005;
3. Seven thousand two hundred square feet for a lot:
 - a. Which is part of a preliminary plat or master plan that was duly approved by the Matanuska Susitna Borough platting authority before April 1, 2005; and
 - b. The final lot size has not decreased from that shown as of April 1, 2005, on the duly approved plat or master plan;
4. Eight thousand four hundred square feet for a lot on a plat which was duly recorded after June 30, 2005 (and not included in subsection (B)(3) of this section).

C. Minimum setback requirements:

1. Front yard, 25 feet;
2. Side yards, excluding side yard on street side of corner lot:
 - a. For a lot of record as of January 17, 1978, six feet;
 - b. For a lot of record created after January 17, 1978, but before July 1, 2005, where actual construction has begun as of June 30, 2005, six feet;
 - c. For all other lots, 10 feet;
3. Side yards on street side of corner lot, 10 feet;
4. Rear yard: 25 feet.

D. Maximum lot coverage by all buildings shall not exceed 30 percent. (Ord. 05-030 § 3, 2005; Ord. 05-029 § 4, 2005; Ord. 05-001 § 4, 2005; Ord. 454 § 4, 1992)

Compile Chapter

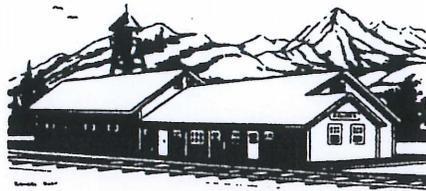
The Palmer Municipal Code is current through Ordinance 15-017, passed March 24, 2015.

Disclaimer: The City Clerk's Office has the official version of the



231 W. EVERGREEN AVE.
PALMER, ALASKA 99645

CITY OF PALMER



A HOME RULE CITY



Phone (907) 745-3271

June 19, 1991

To Whom It May Concern:

The residence located on Lot 6, Block 3, The Highlands Subdivision (524 Quicksilver Circle) is located closer to the West property line than permitted by the zoning ordinance. Section 17.12.363 requires at least a six foot side yard setback.

The house may continue in use and occupancy as a single family residence as a non-conforming structure subject to the restrictions of the zoning ordinance, specifically Section 17.12.531. The ordinance specifies that no addition, expansion or alteration can be made except in compliance with the required setbacks; and, if the structure were to be damaged more than 35% of its assessed value, reconstruction can only be in accordance with the ordinance.

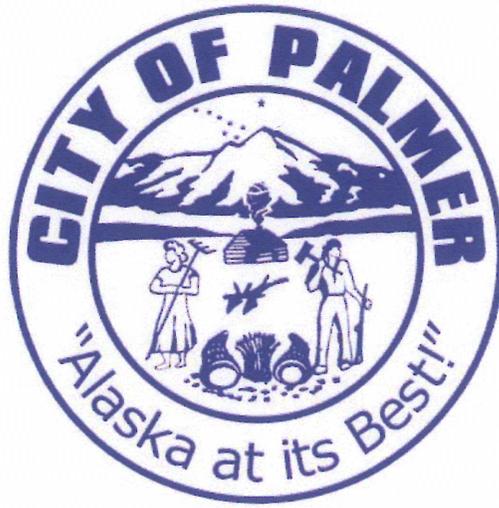
If you have any questions, please feel free to contact me.

Sincerely,

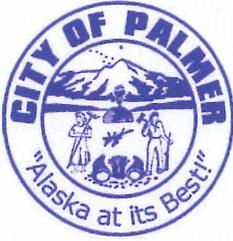
Larry E. Teague
Larry E. Teague
Zoning Officer

LET/jep

Enclosure



Plat Reviews



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-003**

SUBJECT: Preliminary Plat Review – Lots 1 & 2, Block 1, T A Smith

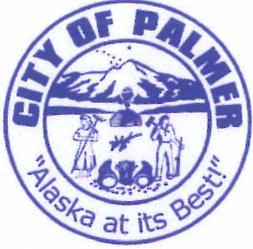
AGENDA OF: April 16, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Abbreviated Plat Request package from MSB Platting Division

Summary: The request is to combine Lots 1 & 2, Block 1, T A Smith into one lot to be known as Lot 2A, Block 1, T A Smith, located inside Palmer city limits

Recommendation: The staff comments regarding the abbreviated plat request packet are attached.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: February 23, 2015
SUBJECT: Plat Review-Lots 1 & 2, Block 1, T A Smith

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: The lots are zoned CG General Commercial. The proposed Lot 2A is 8,659 square feet which will exceed the required minimum lot area of 7,200 square feet, and the proposed lot will meet the required minimum lot width of 60 feet as defined in PMC 17.08.290.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the March 19, 2015 P & Z meeting. Any additional comments will be forwarded.



MATANUSKA-SUSITNA BOROUGH
 • PLATTING DIVISION •
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
 PHONE 861-7874 • FAX 861-8407

Received

FEB 10 2015

City of Palmer

Comments Due: February 23, 2015

Date: February 10, 2015

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area: #	Assembly District #
MSB – Borough Attorney	

Title:	T A Smith B/1 L/2A
Location:	Sec 33, T18N, R2E, S.M, AK
Petitioner:	Donald W. Johnson
Address:	PO Box 107, Palmer AK 99645
Surveyor:	Alaska Rim Engineering
Address:	9131 E. Frontage Rd, Ste 1, Palmer AK 99645

A petition has been received to combine Lots 1 & 2, Block 1, T A Smith into one lot to be known as Lot 2A, Block 1, T A Smith, containing .2 acres more or less. This property is located within the City of Palmer and is served by city water and sewer.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 23, 2015** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 4, 2015**.

Kindest Regards,

Peggy Horton
 Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED T A SMITH B/1 L/2A
 LOCATED WITHIN
 SECTION 33, T18N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 5 MAP

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please type or print all non-signature items in ink.

PROPOSED SUBMITTAL NAME: T.A. SMITH, Block 1, Lot 2A

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Donald W. Johnson
Original Signature (please sign in ink)

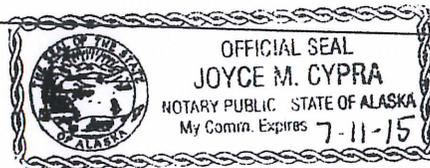
1/5/15
Date

P.O. Box 107 PALMER, AK 99645
Mailing Address

(907) 322-9053
Phone

DONALD W. JOHNSON, OWNER
Name & Official Title (print)

Company or Agency (if applicable)



NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 5TH day JANUARY, 2015

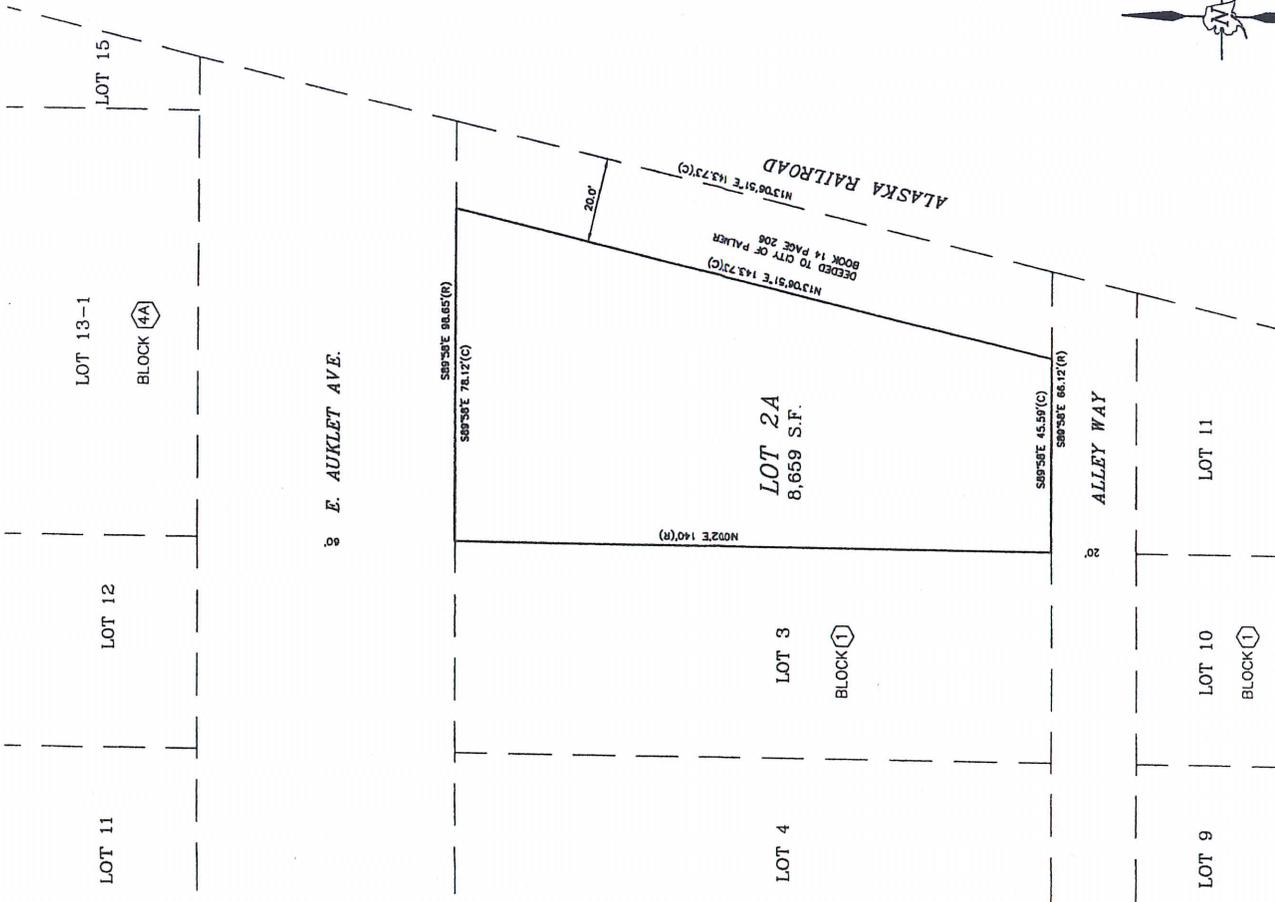
Joyce M. Cypira
NOTARY PUBLIC in & for Alaska
My Commission Expires: 7-11-15

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____ DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF 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 _____

- NOTES**
1. 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.
 2. THIS PARCEL IS SERVED BY CITY OF PALMER WATER AND SEWER DISPOSAL SYSTEMS. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT.

8 E. AUKLET AVE.



LEGEND

- (R) RECORD DATA DERIVED FROM PLAT No. 64-6
- (C) CALCULATED DATA DERIVED FROM PLAT No. 64-6



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

(SEE ATTACHED AFFIDAVIT)
 DONALD W. JOHNSON _____ DATE _____
 P.O. BOX 107
 PALMER, AK. 99645

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE THROUGH _____ 20____ AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 64-6



DATE _____

T.A. SMITH SUBDIVISION, BLOCK 1, LOT 2A
 A PLAT OF
 A REPLAT OF
T.A. SMITH SUBDIVISION, BLOCK 1, LOTS 1 AND 2
 PLAT No. 64-6 PALMER RECORDING DISTRICT
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO
 CITY OF PALMER PER BOOK 14 AT PAGE 206
 LOCATED WITHIN THE SE1/4SW1/4NW1/4, SECTION 33, T18N, R2E, S1M, AK.
 PALMER RECORDING DISTRICT
 CONTAINING 0.20± ACRES

ALASKA RIM ENGINEERING, INC.
 9131 F. ADRIANOWICZ ROAD, SUITE 1
 PALMER, ALASKA 99645
 PH: (907)745-0222 ; FAX: (907)746-0272
 WWW.ARSURVEYING.COM ; WEB: WWW.ARSURVEYING.COM

1500002
 DRAWN BY: JRG
 DATE: FEB. 2015
 SCALE: 1" = 20'
 FILE: 1500002PL SHEET 1 OF 1

Approved Copy



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-004**

SUBJECT: Preliminary Plat Review – Lots 7, 8 & 9, Block 13, ARRC #1

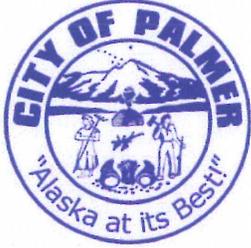
AGENDA OF: April 16, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Abbreviated Plat Request package from MSB Platting Division

Summary: The request is to combine Lots 7, 8 & 9, Block 13, ARRC #1 into one lot to be known as Lot 7A, Block 13, ARRC #1, located inside Palmer city limits

Recommendation: The staff comments regarding the abbreviated plat request packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: March 16, 2015
SUBJECT: Plat Review - Lots 7, 8 & 9, Block 13 ARRC #1

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: These lots are zoned CG, General Commercial. The lot width of the new lot 7A is approximately 126' which will exceed the minimum required lot width of 60'. The lot area of the new lot 7A is approximately 18,900 square feet which will exceed the minimum required lot area of 7,200 square feet.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The March 19 P & Z meeting has been cancelled. This plat is scheduled to be reviewed at the April 16 P & Z meeting. Any additional comments will be forwarded.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Received
MAR 02 2015
City of Palmer

Comments Due: March 16, 2015

March 2, 2015

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area: #	Assembly District #
MSB – Borough Attorney	

Title:	ARRC #1 B/13 L/7A
Location:	Sec 33, T18N, R2E, S.M, AK
Petitioner:	Mat Valley Properties, LLC
Address:	1150 S. Colony Way PMB 3-333, Palmer AK 99645
Surveyor:	Hanson Surveying and Mapping, LLC
Address:	305 E. Fireweed Ave, Palmer AK 99645

The request is to combine lots 7, 8 & 9, Block 13 ARRC #1 (Plat #3-124) into one new lot to be known as Lot 7A, Block 13, ARRC #1, containing .43 acres more or less. Located within the City of Palmer in Section 33, Township 17 North, Range 2 East, Seward Meridian, Alaska.

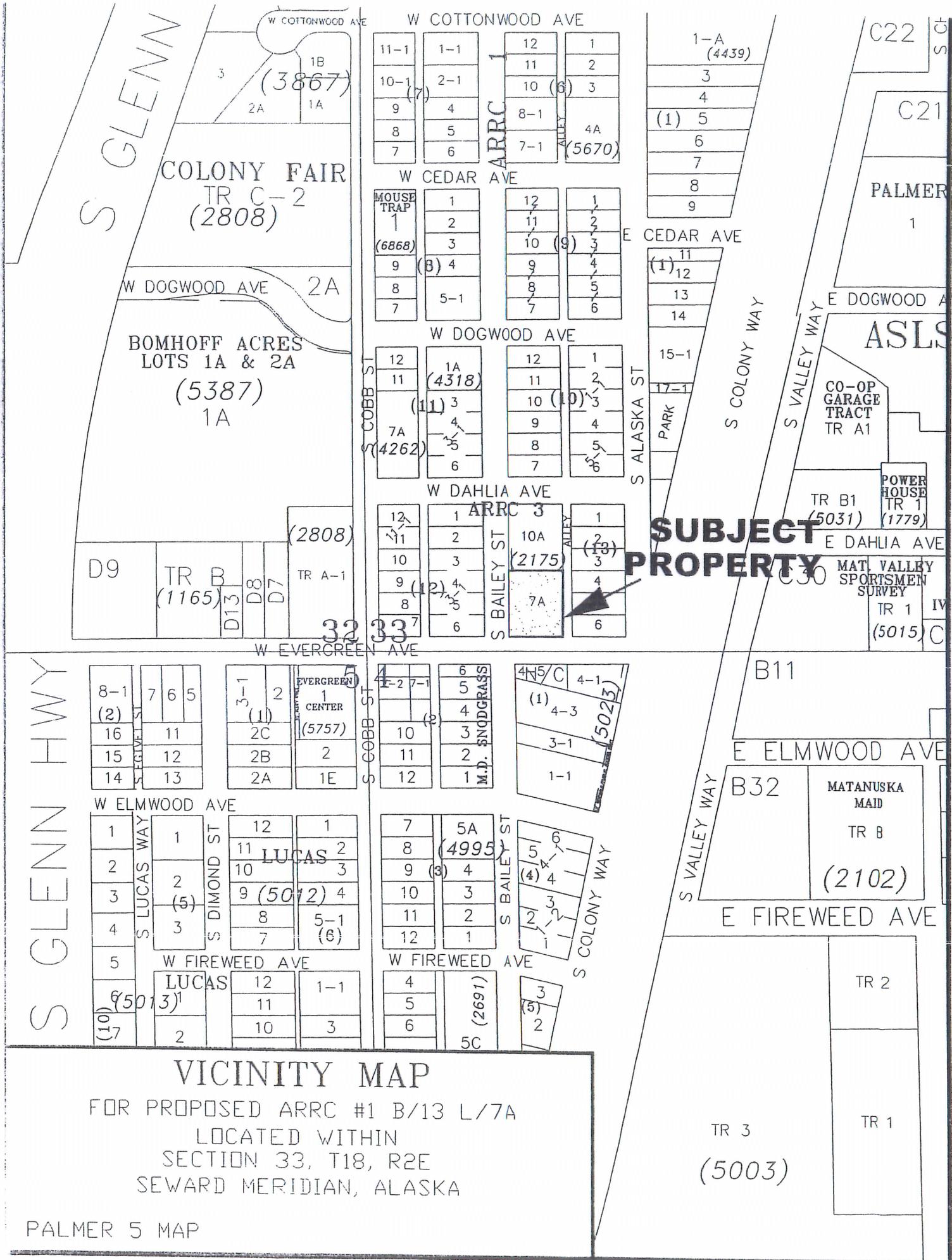
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 16, 2015** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **March 25, 2015**.

Kindest Regards,

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



VICINITY MAP

FOR PROPOSED ARRC #1 B/13 L/7A
 LOCATED WITHIN
 SECTION 33, T18, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 5 MAP

RECEIVED
FEB 24 2015
PLATTING

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please **type** or **print** all non-signature items in ink.

PROPOSED SUBMITTAL NAME: A.R.R.C. SUBDIVISION NO. 1 LOT 7A BLOCK 13

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature] Original Signature (please sign in ink) 2-24-2015 Date

1150 S Colony Way STE 3-333 Mailing Address Prudhoe 99704 Phone

Richard Stylian Member Name & Official Title (print)

Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 24 day February, 2015

[Signature]
NOTARY PUBLIC in & for Alaska
My Commission Expires: March 18, 2015



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2015, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (WATANUSKA-SUSTITNA BOROUGH) _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 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 _____ (PLATTING CLERK)

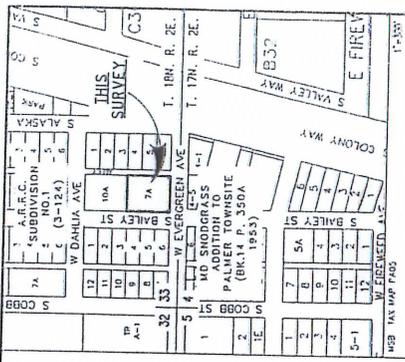
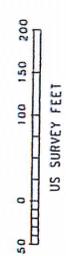
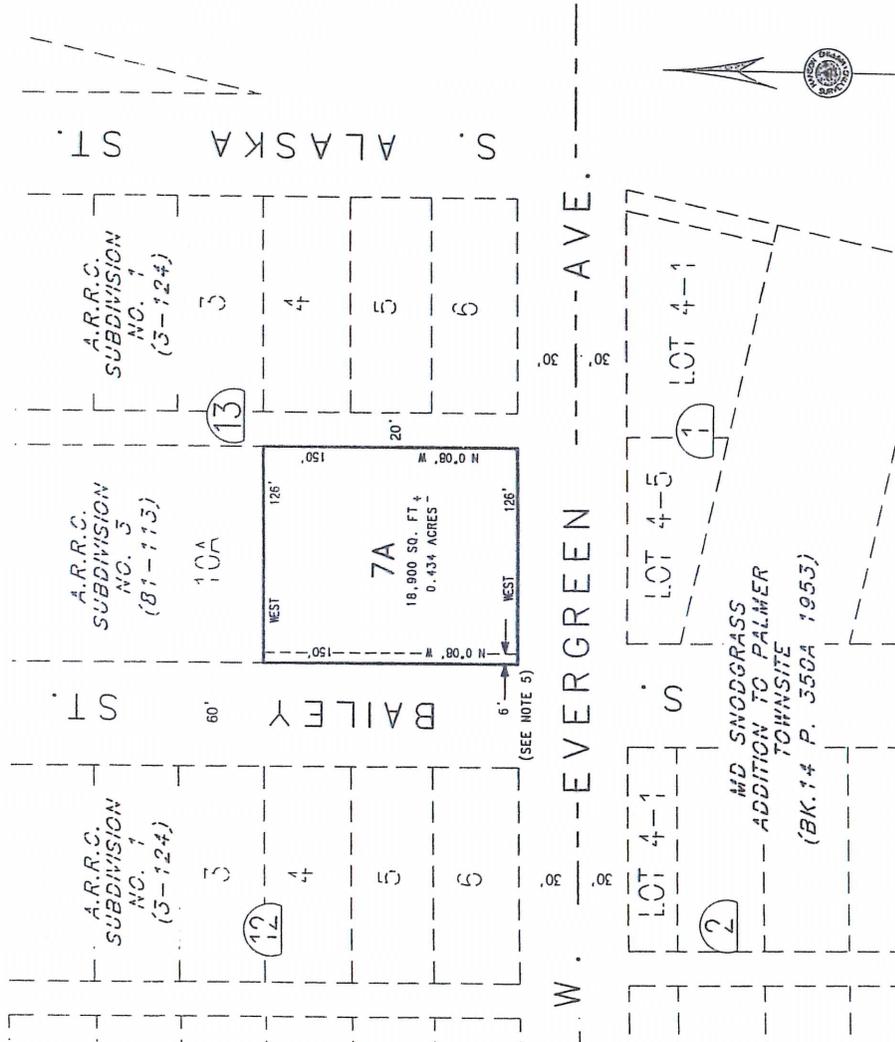


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF A.R.R.C. SUBDIVISION NO. 1 (3-124)

REGISTERED LAND SURVEYOR _____

NOTES

- THIS LOT IS SERVED BY THE CITY OF PALMER COMMUNITY WATER AND SEWER SYSTEMS.
- NO ON-SITE WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT.
- 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 DETERMINED PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- RECORD INFORMATION WAS OBTAINED FROM THE REVISED PLAT OF A.R.R.C. SUBDIVISION NO. 1, PALMER RECORDING DISTRICT IN BOOK 3 ON PAGE 124.
- PER RESTRICTIVE COVENANTS AND RECORDED DEED TERMS (BOOK 3 PAGES 124 AND 139; BOOK 10 PAGE 91); ANY BUILDING OR BUILDINGS CONSTRUCTED WILL BE CONSTRUCTED ON A LINE PARALLEL WITH THE FRONT PROPERTY LINE, SIX (6) FEET FROM SAID LINE, AND LIGHT GRANTEE GRANTS ... 7A) EASEMENT AND RIGHT-OF-WAY ACROSS SAID SIX(6) FEET FOR THE CONSTRUCTION OF SIDEWALKS TO BE DEVOTED TO PUBLIC USE.



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

OWNER (REPRESENTATIVE) _____ DATE _____
 123 WEST EVERGREEN LLC
 123 WEST EVERGREEN AVE.
 PALMER AK 99645

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 201____
 FOR _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

RECEIVED
 PLATTING

**A.R.R.C. SUBDIVISION NO. 1
 LOT 7A BLOCK 13**
 A REPLAT OF
 LOTS 7, 8 & 9, BLOCK 13
 A.R.R.C. SUBDIVISION NO. 1,
 (PLAT RECORDED IN BOOK 3, PAGE 124)
 PALMER RECORDING DISTRICT

LOCATED WITHIN
 SW 1/4 SEC. 33, T. 18N., R. 2E., SH. AK
 CONTAINING 0.434 ACRES MORE OR LESS

**HANSON
 SURVEYING & MAPPING**
 305 EAST FIREWEEDE AVENUE
 PALMER, ALASKA, 99645



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-005**

SUBJECT: Master Plan Request for Comments – Lot 5, Block 1, Palmer West; Tax Parcel D36, Section 6, Township 17 North, Range 2 East, Seward Meridian; and Tax Parcel A17, Section 7, Township 17 North, Range 2 East, Seward Meridian

AGENDA OF: April 16, 2015

ACTION: Review and comment

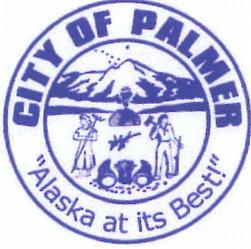
Attachment(s): 1) Memorandum
2) Master Plan Request package from MSB Platting Division

Summary: The request is to:

1) Subdivide Tax Parcel A17, Section 7, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits, and Tax Parcel D36, Section 6, Township 17 North, Range 2 East, Seward Meridian, located inside Palmer city limits and Lot 5, Block 1, Palmer West, located inside Palmer city limits into a 5-phase Master Plan to be known as Terra Fina

2) Request elimination of a 10' drainage easement on the north boundary of Lot 5, Block 1, Palmer West and those portions of two 10' utility easements lying within the future extension of Esty Drive into the proposed subdivision

Recommendation: The staff comments regarding the master plan request packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: April 3, 2015
SUBJECT: Master Plan Review – Lot 5, Block 1, Palmer West; Tax Parcel D36, Section 6, Township 17 North, Range 2 East, Seward Meridian; and Tax Parcel A17, Section 7, Township 17 North, Range 2 East, Seward Meridian

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: Cul-de-sacs should meet Fire Chief's required radius.
3. Community Development: The re-design of this subdivision reflects two access points, as requested. Tax Parcel D36 located inside Palmer city limits is zoned R-1, Single-family Residential and the proposed lots in this parcel exceed the required minimum lot area of 8,400 sf. The required minimum lot width is 60'. The proposed lots for this subdivision will be served by City of Palmer water.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: **Please see attached comments.**
6. Planning and Zoning Commission: The March 19 P & Z meeting was cancelled. This plat is scheduled to be reviewed at the April 16 P & Z meeting. Any additional comments will be forwarded.

Kimberly McClure

From: Tom Healy
Sent: Friday, April 03, 2015 11:10 AM
To: Kimberly McClure
Cc: Greg Wickham; Joe Hannan
Subject: Terra Fina Master Plan

Below are Palmer Public Works' comments on the proposed Terra Fina Subdivision master plan. The property is adjacent to but not within the City limits except for the road connection at Esty Drive.

The subdivision contains some steep street grades that may be unavoidable given the terrain. The design shows a reasonable effort to reduce these grades, but they may present maintenance issues during periods of snow and ice. Because the subdivision is not in the City limits, City road maintenance will end where Esty Drive leaves the City limits.

The subdivision's use of Esty Drive to access Helen Drive is appropriate, but will result in increased traffic on Esty Drive. The project should include paving of Esty Drive and the intersection of Esty and Helen Drives to connect to existing pavement on Helen Drive to eliminate road dust and increased street maintenance that will result from this increased traffic.

Thank you for the opportunity to comment on this proposed subdivision. Please contact me if you have any questions.

Tom Healy
Palmer Public Works Director
(907) 761-1350
(907) 863-0741 (c)
thealy@palmerak.org

Kimberly McClure

From: Peggy Horton [Peggy.Horton@matsugov.us] on behalf of Platting [Platting@matsugov.us]
Sent: Wednesday, March 04, 2015 8:06 AM
To: cepoa-rd-s@usace.army.mil; Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; Tucker Hurn (tucker.hurn@alaska.gov); steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; Shane M. McCoy (shane.m.mccoy@usace.army.mil); brian.young@usps.gov; Kimberly McClure; Sandra Garley; 'akers@mtaonline.net' (akers@mtaonline.net); edstrabelak@gmail.com; Jill Irsik; John Aschenbrenner; John McNutt; Elizabeth Weiant; Eric Phillips; Heather Ralston; Capital Projects; Cindy Corey; Pierre Stragier; Brad Sworts; Sheila Armstrong; Jennifer Ballinger; Terry Dolan; Jim Jenson; Cheryl Scott; Theresa Taranto; Susan Lee; Eileen Probasco; Lauren Driscoll; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); Jennifer Ballinger; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Matthew Beck
Cc: Platting
Subject: Request for Comments for Terra Fina Master Plan Case #2015-041, 042, & 043 Tech: PHorton
Attachments: rfc & map.pdf; owners.pdf; petitions.pdf; soils.pdf; Lot 1 & 2 Blk 5 design.pdf; road & water design.pdf; testhole & drainage map.pdf; Terra Fina plat sht 1.pdf; Terra Fina plat sht 2.pdf

Good Morning,

Attached is a request for comments for Terra Fina Master Plan. Portions of this proposed subdivision are within the City of Palmer and the lots will be served by city water. Road A and the first portion of Road B are designed as the main access roads and are designed as residential sub-collector standards and Esty is designed as a residential road.

15' wide utility easements are shown along each side of proposed rights-of-way. The engineer would like to create utility easements based on the final utility design for each phase and not on the basis of creating 15 foot easements adjacent to all rights-of-way. Their idea is to provide utility easements to all lots and perhaps some pocket easements on those sides of the right-of-way where there are topographic constraints. See soils report which includes discussion about utility, drainage, topography, and road design for further information.

Please review and provide your comments no later than April 3, 2015.

Regards,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Received

MAR 05 2015

City of Palmer

Comments Due: April 3, 2015

March 4, 2015

Master Plan Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area: ##132 Greater Palmer	GCI
Road Service Area: #16 South Colony	Assembly District #2
MSB – Borough Attorney	

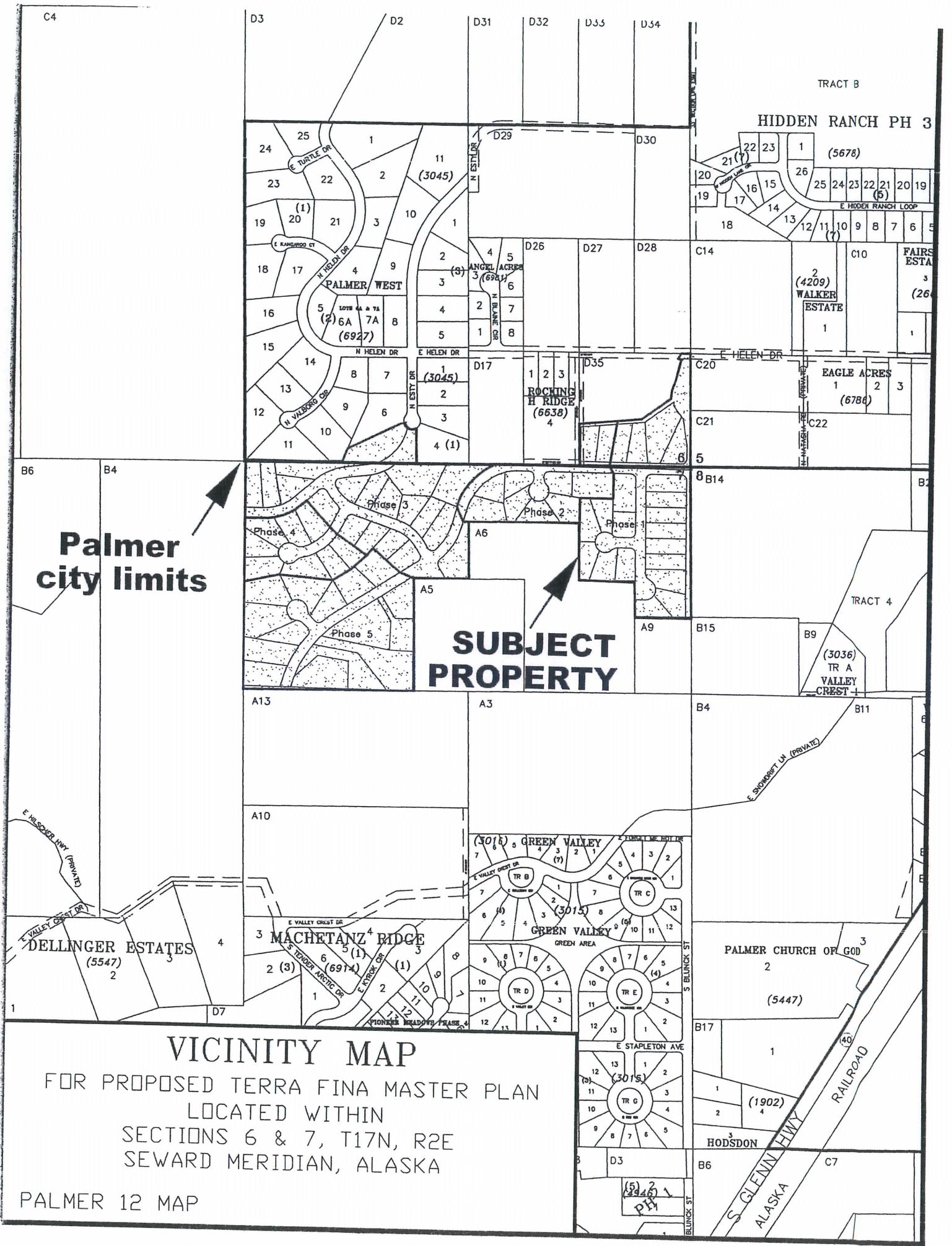
Title:	Terra Fina Master Plan
Location:	Sec 6 & 7, T17N, R2E, S.M, AK
Petitioner:	Merit Homes, LLC
Address:	1920 W. Dimond Blvd, Ste F, Anchorage AK 99515
Petitioner:	Secret Aafedt
Address:	8707 Frank St, Anchorage AK 99518
Surveyor:	Alaska Rim Engineering, Inc.
Address:	9131 E. Frontage Rd, Ste 1, Palmer AK 99645

The request is to subdivide Tax Parcel A17 (deed recorded as 2008-001990-0), Parcel 2, MSB Waiver 2006-156-PWm (recorded as 2007-002735-0) and Lot 5, Block 1, Palmer West (Plat 72-28) into 72 lots in a 5-phase Master Plan to be known as Terra Fina, containing 58.1 acres more or less. Applicants are also requesting to eliminate a 10' drainage easement on the north boundary of Lot 5, Block 1, Palmer West and those portions of two 10' utility easements lying within the future extension of Esty Drive into the proposed subdivision. The lots will be served by Palmer municipal water system. Located within Sections 6 & 7, Township 17 North, Range 2 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the Master Plan to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 3, 2015** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **April 16, 2015**.

Kindest Regards,
Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



Palmer city limits

SUBJECT PROPERTY

VICINITY MAP

FOR PROPOSED TERRA FINA MASTER PLAN
 LOCATED WITHIN
 SECTIONS 6 & 7, T17N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 12 MAP

RECEIVED

FEB 17 2015

OWNER'S STATEMENT

PLATTING

This information is required for submission per MSB 43.05.050. Please **type** or **print** all non-signature items in ink.

PROPOSED SUBMITTAL NAME: WERTT HOWIES TERRA FINA

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature]
Original Signature (please sign in ink)

1/16/15
Date

8107 Frank St, Anchorage, AK 99518
Mailing Address

907 522 6603
Phone

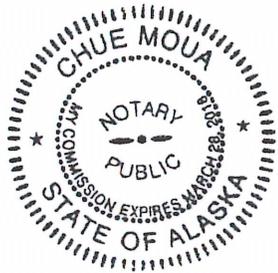
Sever L Aafedt, owner
Name & Official Title (print)

Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 16th day Jan, 2015

[Signature]
NOTARY PUBLIC in & for Alaska
My Commission Expires: Mar 29 2018



RECEIVED

FEB 17 2015

OWNER'S STATEMENT

PLATTING

This information is required for submission per MSB 43.05.050. Please type or print all non-signature items in ink.

PROPOSED SUBMITTAL NAME: TERESA FINA

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature]
Original Signature (please sign in ink)

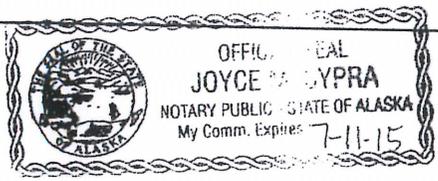
2/17/15
Date

1920 W. DIAMOND BLVD. STE. F ANCH., AK 99515
Mailing Address

907-727-9782
Phone

JOHN C. PETERSEN, MANAGING MEMBER
Name & Official Title (print)

MERIT HOMES LLC
Company or Agency (if applicable)



NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 17th day February, 20 15

[Signature]
NOTARY PUBLIC in & for Alaska
My Commission Expires: 7-11-15

Matanuska-Susitna Borough
Telephone (907) 861-7874

RECEIVED

FEB 17 2015

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PLATTING

**PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE,
SANITATION, AND SCREENING EASEMENTS**

Comes now the undersigned, Secret L. Aafedt, and petitions the Matanuska-Susitna Borough to eliminate or modify the utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s) lying within the following described property, to-wit: a portion of a 10 foot wide Utility easement as shown on the south boundary of Lot 5, Block 1, Palmer West Subdivision, and a portion of the adjoining 10 ft. utility easement per Bk. 154 at page 318

Said easement(s) being more fully described as: A portion of a 10' wide utility easement as shown on the south boundary of Lot 5, Block 1, Palmer West Subdivision. The portion to be eliminated is that portion which will be located within the future right-of-way for the extension of Esty Drive.

NOTE: Utility easement eliminations may require non-objection letters from the service area utility companies as a condition of approval, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$300.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: *(ATTACH PAGES, IF NEEDED)*

The right-of-way for Esty Drive will be extended through a portion of this existing easement which is located on the south boundary of Lot 5.

APPLICANT Name: Secret L. Aafedt Email: _____

OR Mailing Address: 8707 Frank St., Anchorage, AK Zip: 99518

OWNER Contact Person: Secret L. Aafedt Phone: (907) 522-6603

SURVEYOR Name (FIRM): Alaska Rim Engineering, Inc. Email: Joy@alaskarim.com
Bobf@alaskarim.com

Mailing Address: 9131 E. Frontage Road, Palmer, Alaska Zip: 99645
Joy Cypra, Platting Manager

Contact Person: Bob Farmer, PLS Phone: 745-0222

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):

[Handwritten Signature] _____



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

3/3/15
DATE

Peggy Horton
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: 4/16/15

Matanuska-Susitna Borough
Telephone (907) 861-7874

REC-103

FEB 17

PLATTING

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

**PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE,
SANITATION, AND SCREENING EASEMENTS**

Comes now the undersigned, MERIT HOMES LLC/JOHN C. PETERSEN, and petitions the Matanuska-Susitna Borough to eliminate or modify the utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s) lying within the following described property, to-wit: a portion of a 10 foot wide Utility easement as shown on the south boundary of Lot 5, Block 1, Palmer West Subdivision, and a portion of the adjoining 10 Ft. utility easement per Bk. 154
AT page 318

Said easement(s) being more fully described as:

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2. \$300.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: *(ATTACH PAGES, IF NEEDED)*

The right-of-way for Esty Drive will be extended through a portion of this existing easement which is located on the south boundary of Lot 5.

APPLICANT Name: Merit Homes, LLC Email: CHRIS@MERITHOMESAK.COM

OR Mailing Address: 1920 W. DIAMOND BLVD SUITE F ANCHORAGE Zip: 99515

OWNER Contact Person: CHRIS PETERSEN Phone: 907 727 9782

SURVEYOR Name (FIRM): Alaska Rim Engineering, Inc. Email: Joy@alaskarim.com
Bobf@alaskarim.com

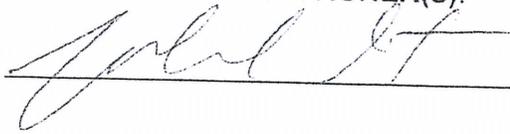
Mailing Address: 9131 E. Frontage Road, Palmer, Alaska Zip: 99645
Joy Cypra, Platting Manager

Contact Person: Bob Farmer, PLS Phone: 745-0222

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):





THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

3/3/15
DATE

Peggy Houston
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: 4/16/15

RECEIVED

FEB 17 2015

PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

**PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE,
SANITATION, AND SCREENING EASEMENTS**

Comes now the undersigned, MERIT HOMES LLC / JOHN C. PETERSEN and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s)* lying within the following described property, to-wit: 10 foot wide Drainage easement as shown on the north boundary of Lot 5, Block 1, Palmer West Subdivision.

Said easement(s) being more fully described as:

A 10' wide portion of a drainage easement as shown on the north boundary of Lot 5, Block 1, Palmer West Subdivision.

NOTE: Utility easement eliminations may require non-objection letters from the service area utility companies as a condition of approval, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$300.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: *(ATTACH PAGES, IF NEEDED)*

The drainage easement was never constructed. With the new road alignment, the drainage easement will no longer be needed in this location once the new road has been constructed.

APPLICANT Name: Merit Homes, LLC Email: CHRIS@MERITHOMESAK.COM

OR Mailing Address: 1920 W. Diamond Blvd Ste F Zip: 99515
ANCHORAGE

OWNER Contact Person: CHRIS PETERSEN Phone: 907 727 9782

SURVEYOR Name (FIRM): Alaska Rim Engineering, Inc. Email: Joy@alaskarim.com
Bobf@alaskarim.com

Mailing Address: 9131 E. Frontage Road, Palmer, Alaska Zip: 99645
Joy Cypra, Platting Manager

Contact Person: Bob Farmer, PLS Phone: 745-0222

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):

[Handwritten Signature] _____



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

3/9/15
DATE

Peggy Houston
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: 4/16/15

Matanuska-Susitna Borough
Telephone (907) 861-7874

RECEIVED
FEB 17 2015

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

**PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE,
SANITATION, AND SCREENING EASEMENTS**

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A 10' wide portion of a drainage easement as shown on the north boundary of Lot 5, Block 1, Palmer West Subdivision.

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The drainage easement was never constructed. With the new road alignment, the drainage easement will no longer be needed in this location once the new road has been constructed.

APPLICANT Name: Secret L. Aafedt Email: _____

OR Mailing Address: 8707 Frank St., Anchorage, AK Zip: 99518

OWNER Contact Person: Secret L. Aafedt Phone: (907)522-6603

SURVEYOR Name (FIRM): Alaska Rim Engineering, Inc. Email: Joy@alaskarim.com
Bobf@alaskarim.com

Mailing Address: 9131 E. Frontage Road, Palmer, Alaska Zip: 99645

Joy Cypra, Platting Manager
Contact Person: Bob Farmer, PLS Phone: 745-0222

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

SIGNATURES OF PETITIONER(S):

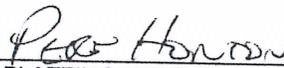
 _____



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

3/3/15
DATE


PLATTING DIVISION REPRESENTATIVE

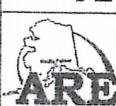
SCHEDULED FOR PUBLIC HEARING ON: 4/16/15

Line Table		
LINE #	LENGTH	DIRECTION
L1	22.318	N09° 33' 55.14"E
L2	21.464	N00° 24' 20.58"W
L3	98.789	N89° 47' 46.06"E
L4	30.000	S89° 47' 46.06"W
L5	24.346	N59° 31' 17.50"E

Curve Table						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CORD LENGTH	CORD BEARING
C1	30.00'	47.28'27"	24.84'	13.18'	24.14'	N68°10'28"W
C2	30.00'	60.20'12"	47.30'	30.18'	42.58'	N44°50'38"E
C3	30.00'	69.49'40"	47.03'	28.91'	42.36'	N45°04'28"W
C4	30.00'	90.23'03"	47.34'	30.22'	42.56'	S44°46'12"W
C5	50.00'	62°57'51"	54.65'	30.82'	52.22'	S31°33'18"E
C6	60.00'	153°09'58"	180.40'	281.63'	116.72'	N131°2'48"E
C7	60.00'	51°39'03"	54.08'	29.54'	52.26'	N37°32'40"W
C8	60.00'	43°08'41"	45.20'	23.73'	44.14'	N9°31'42"E
C9	60.00'	58°21'15"	61.11'	33.50'	58.50'	N50°37'10"E
C10	30.00'	66°34'05"	46.81'	29.78'	42.27'	N43°11'48"W
C11	30.00'	90°25'20"	47.34'	30.22'	42.58'	N44°48'18"E
C12	50.00'	43°21'36"	37.84'	19.88'	36.94'	S68°16'13"E
C13	60.00'	286°41'01"	279.27'	63.58'	67.27'	S0°02'05"W
C14	60.00'	64°27'38"	67.50'	37.83'	64.00'	N78°31'14"W
C15	60.00'	66°03'19"	72.14'	41.15'	67.87'	S34°28'20"W
C16	60.00'	55°31'48"	58.20'	31.81'	56.21'	S27°54'12"E
C17	60.00'	77°28'20"	61.13'	48.13'	78.09'	N65°28'44"E
C18	50.00'	43°19'25"	37.81'	19.86'	36.91'	S68°16'17"W
C19	30.00'	68°34'40"	46.90'	29.78'	42.27'	N45°11'41"W
C20	30.00'	60°09'40"	47.21'	30.08'	42.49'	S44°50'31"W
C21	60.00'	43°20'30"	37.82'	19.87'	36.93'	S21°46'14"E
C22	60.00'	286°41'01"	279.27'	63.58'	67.27'	N68°16'10"E
C23	50.00'	43°20'30"	37.82'	19.87'	36.93'	N21°31'16"E
C24	30.00'	68°30'20"	47.04'	28.92'	42.37'	N46°04'08"W
C25	330.00'	74°12'04"	414.42'	242.02'	266.06'	S53°54'30"W
C26	350.00'	74°13'23"	453.40'	264.81'	422.36'	S52°53'09"W
C27	60.00'	81°26'12"	63.88'	28.90'	52.07'	N17°46'23"W
C28	60.00'	48°09'37"	48.34'	25.57'	47.04'	N31°01'31"E
C29	60.00'	60°11'14"	63.97'	30.91'	72.28'	S85°48'03"E
C30	60.00'	68°33'58"	63.10'	58.88'	84.03'	S1°16'27"E
C31	320.00'	141°33'03"	78.41'	39.81'	78.20'	S82°54'09"W
C32	320.00'	43°19'58"	241.74'	128.97'	236.03'	S54°09'08"W
C33	320.00'	16°43'21"	93.40'	47.03'	83.07'	S24°05'58"W
C34	380.00'	35°56'37"	238.38'	123.28'	234.80'	N33°45'28"E
C35	30.00'	83°48'16"	43.88'	25.92'	40.07'	S9°46'47"W
C36	350.00'	40°44'00"	248.83'	129.93'	243.62'	N36°09'17"E
C37	380.00'	51°18'13"	340.28'	182.49'	328.00'	S41°28'24"W
C38	320.00'	33°21'48"	186.33'	95.89'	183.71'	N32°28'10"E
C39	38.00'	98°46'39"	61.72'	34.89'	45.55'	S61°27'39"E
C40	250.00'	38°20'47"	172.77'	80.00'	189.35'	N51°32'18"W
C41	280.00'	36°35'47"	183.50'	100.80'	189.86'	N51°32'10"W
C42	280.00'	3°36'04"	17.78'	8.86'	17.78'	N33°53'24"W
C43	280.00'	20°49'31"	101.77'	51.45'	101.21'	N46°07'11"W
C44	280.00'	15°08'12"	73.87'	37.20'	73.78'	N64°08'03"W
C45	220.00'	41°29'47"	169.33'	83.34'	185.88'	S00°35'19"E
C46	220.00'	4°10'01"	16.00'	8.00'	16.00'	S89°30'08"E
C47	220.00'	37°19'46"	143.33'	74.31'	140.81'	S48°50'19"E
C48	250.00'	41°29'47"	181.06'	94.71'	177.13'	S00°35'19"E
C49	250.00'	11°37'11"	82.18'	26.17'	82.09'	S68°41'34"E
C50	250.00'	28°32'37"	128.91'	65.92'	127.48'	S44°58'40"E
C51	300.00'	34°18'09"	179.35'	92.44'	176.68'	S66°12'14"W
C52	300.00'	24°18'47"	127.13'	64.53'	128.18'	S71°12'25"W
C53	300.00'	8°58'23"	52.23'	28.18'	52.10'	S04°35'51"W
C54	300.00'	73°14'10"	383.48'	222.89'	357.89'	N46°42'44"E
C55	30.00'	103°26'37"	54.18'	38.04'	47.11'	S21°33'57"W
C56	270.00'	10°01'33"	47.25'	23.68'	47.19'	S78°19'02"W
C57	332.78'	3°51'14"	22.30'	11.20'	22.30'	N81°23'13"E
C58	330.00'	13°48'37"	78.25'	38.82'	79.08'	N72°33'48"E
C59	330.00'	18°17'57"	93.88'	47.26'	93.66'	N57°32'01"E
C60	50.00'	108°16'43"	92.75'	68.69'	80.01'	S61°58'23"E
C61	50.00'	73°22'40"	64.03'	37.25'	59.75'	S78°23'24"E
C62	330.00'	34°18'09"	187.88'	101.89'	184.38'	S66°12'14"W
C63	50.00'	32°54'03"	28.71'	14.78'	28.32'	S28°19'03"E
C64	270.00'	15°07'19"	71.28'	35.84'	71.00'	N79°48'09"E

Curve Table						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CORD LENGTH	CORD BEARING
C67	300.00'	41°05'56"	215.19'	112.46'	210.61'	N69°37'37"E
C68	270.00'	41°05'56"	183.67'	101.21'	188.55'	N69°37'37"E
C69	270.33'	25°56'51"	122.34'	62.24'	121.30'	N62°03'06"E
C70	270.84'	16°05'24"	71.33'	35.87'	71.13'	N62°37'11"E
C71	330.00'	41°05'56"	236.71'	123.71'	231.67'	N69°37'37"E
C72	330.00'	10°41'25"	61.57'	30.88'	61.48'	N84°48'53"E
C73	330.00'	22°38'22"	130.39'	68.00'	120.58'	N68°08'59"E
C74	330.00'	7°46'08"	44.75'	22.41'	44.71'	N82°57'44"E
C76	30.00'	100°51'12"	52.81'	36.30'	46.53'	N80°28'58"W
C77	280.00'	16°47'58"	91.87'	46.35'	91.48'	S33°34'21"E
C78	30.00'	76°32'55"	40.28'	23.61'	37.30'	N10°31'54"W
C79	300.00'	63°36'06"	333.02'	186.01'	318.18'	N59°42'37"E
C80	270.00'	46°42'08"	220.08'	118.57'	214.04'	N51°16'38"E
C81	270.00'	33°08'08"	18.07'	9.04'	18.67'	N29°48'37"E
C82	270.00'	30°52'07"	145.48'	74.54'	143.71'	N47°10'43"E
C83	270.00'	11°56'57"	68.54'	28.36'	68.44'	N68°36'48"E
C84	50.00'	52°26'47"	45.77'	24.83'	44.19'	S78°09'33"E
C85	60.00'	285°41'15"	278.23'	64.69'	67.99'	S01°57'04"E
C86	60.00'	35°25'21"	37.09'	19.16'	36.51'	N70°28'10"W
C87	60.00'	68°51'24"	72.11'	41.13'	67.84'	S37°12'27"W
C88	60.00'	42°58'19"	45.00'	23.62'	43.98'	S11°17'36"W
C89	60.00'	42°58'19"	45.00'	23.62'	43.98'	N11°40'43"E
C90	60.00'	75°27'53"	78.03'	46.43'	78.04'	N78°08'17"E
C91	50.00'	37°18'08"	32.85'	16.88'	31.98'	S80°01'48"W
C92	330.00'	50°45'47"	292.37'	156.57'	282.91'	N53°17'27"E
C93	330.00'	15°31'15"	88.38'	44.07'	88.12'	N70°34'44"E
C94	330.00'	15°32'05"	91.38'	45.99'	91.16'	N69°13'03"E
C95	330.00'	13°41'10"	71.19'	38.77'	77.02'	N40°34'58"E
C96	330.00'	5°58'17"	34.38'	17.21'	34.38'	N30°53'42"E
C97	30.00'	80°28'17"	42.11'	25.38'	38.74'	S68°07'12"W
C98	220.00'	36°35'47"	152.04'	78.20'	148.03'	N51°52'18"W
C99	220.00'	26°14'51"	100.78'	51.29'	99.90'	N62°34'37"E
C100	220.00'	13°20'58"	51.28'	26.74'	51.14'	N40°44'50"W
C101	30.00'	89°40'02"	46.95'	29.83'	42.30'	N12°45'38"E
C102	730.16'	7°36'09"	90.88'	48.51'	98.81'	S53°47'26"W
C103	30.00'	84°40'54"	44.34'	27.34'	40.41'	S87°40'16"E
C104	50.00'	43°20'30"	37.32'	19.87'	36.93'	S23°38'27"E
C105	60.00'	286°41'01"	279.27'	63.58'	67.27'	S44°01'17"W
C106	60.00'	118°00'07"	128.43'	64.18'	101.21'	N58°28'16"W
C107	60.00'	44°02'05"	48.13'	24.27'	45.00'	S40°59'13"W
C108	60.00'	107°37'08"	112.71'	82.03'	96.86'	S34°51'14"E
C109	50.00'	43°20'30"	37.32'	19.87'	36.93'	N68°59'58"W
C110	30.00'	86°15'48"	45.17'	28.10'	41.02'	N21°14'48"W
C111	700.16'	43°07'28"	528.88'	276.67'	514.63'	S36°01'50"W
C112	700.16'	12°03'54"	147.44'	73.89'	147.19'	S51°33'36"W
C113	700.16'	31°03'32"	378.54'	194.86'	374.91'	S29°36'53"W
C114	730.16'	27°03'36"	344.84'	178.70'	341.65'	S27°41'17"W
C115	730.16'	6°12'34"	78.13'	39.89'	78.08'	S37°48'48"W
C116	730.16'	10°40'33"	138.05'	68.22'	135.85'	S29°23'19"W
C117	730.16'	10°10'29"	128.66'	65.00'	129.46'	S18°07'44"W
C118	670.16'	42°28'31"	488.61'	280.44'	485.51'	S38°21'17"W
C119	670.16'	5°07'47"	60.09'	30.02'	59.98'	S17°48'55"W
C120	670.16'	19°02'43"	222.78'	112.42'	221.74'	S28°46'10"W
C121	670.16'	5°47'39"	67.78'	33.91'	67.73'	S42°11'20"W
C122	670.16'	12°30'25"	146.29'	73.44'	146.00'	S51°28'20"W
C123	330.00'	33°56'46"	195.52'	100.72'	192.67'	N68°21'17"W
C124	270.00'	75°30'30"	205.82'	206.08'	330.63'	N45°34'34"E
C125	270.00'	60°23'11"	284.66'	167.16'	271.98'	N38°00'54"E
C126	650.00'	10°44'20"	121.83'	61.09'	121.83'	N5°40'27"W
C128	350.00'	20°12'07"	123.41'	62.35'	122.77'	S05°56'34"E

A MASTER PLAN OF
TERRA FINA



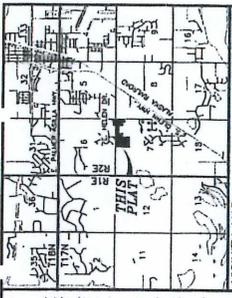
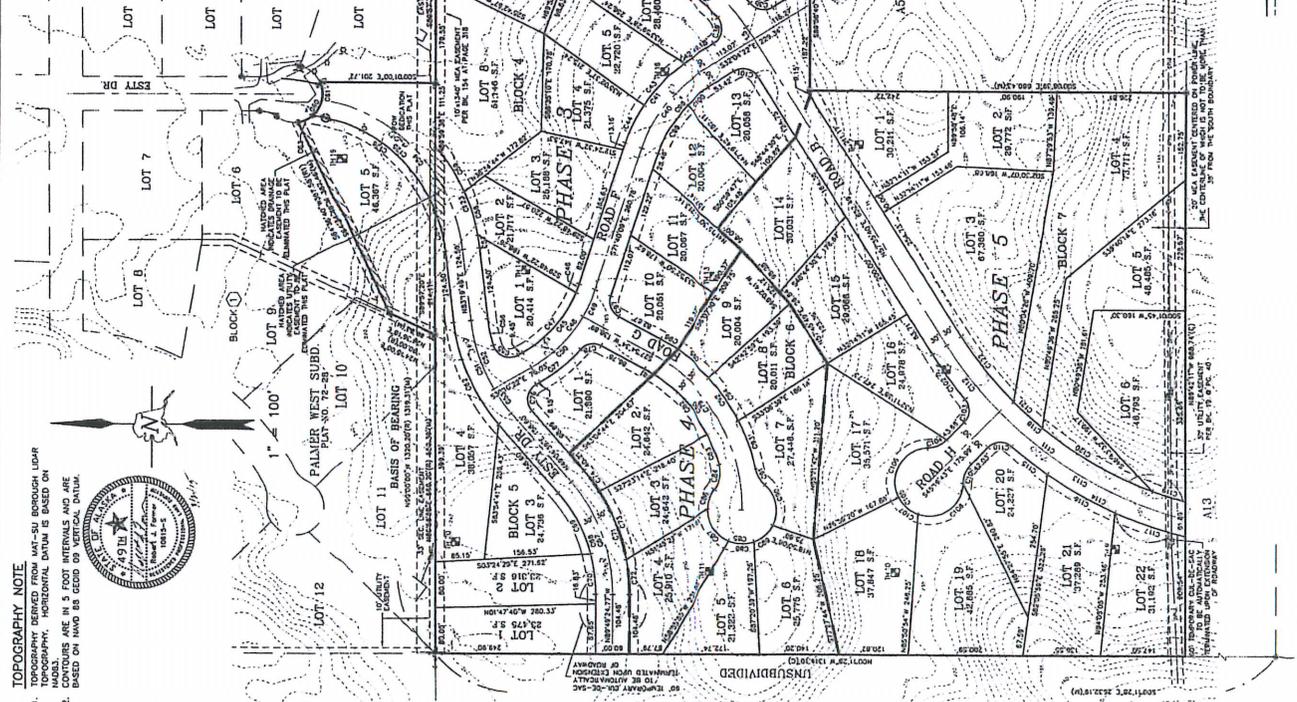
ARE
Engineers • Planners • Surveyors

ALASKA RIM ENGINEERING, INC.
P.O. Box 2749, PALMER, AK 99645
9131 E. FRONTAGE ROAD, SUITE 1
PH: (907)745-0222 | FAX: (907)746-0222
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W.O. 1400031 DATE: MARCH 2015
DRAWN BY: JMC/JRC SCALE: 1" = 100'
FILE: 1400031_PL SHEET 2 OF 2

TOPOGRAPHY NOTE

1. TOPOGRAPHY DERIVED FROM THE 1978 BUREAU OF LAND MANAGEMENT TOPOGRAPHY. HORIZONTAL DATUM IS BASED ON NAD 83.
2. VERTICAL DATUM IS BASED ON NAVD 83 GEOD 09 VERTICAL DATUM.



CERTIFICATE OF OWNERSHIP & DESIGNATION
 THE UNDERSIGNED, HERBY CHERRY, TRUSTEE OF THE PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HOLD THE PROPERTY DESCRIBED HEREIN IN TRUST FOR THE BENEFIT OF THE STATE OF ALASKA AND TO DEDICATE TO THE STATE OF ALASKA THE PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THROUGHPASSES, PARKS AND OTHER PUBLIC AREAS SHOWN HEREIN IN EACH PHASE OF THIS SUBDIVISION, AND TO WAIVE ALL RIGHTS OF THE STATE OF ALASKA AGAINST PRESENT AND SUCCESSIVE OWNERS OF THE PROPERTY DESCRIBED AS EACH PHASE IS SUBDIVIDED AND RECORDED WITH THE ALASKA-ALASKA-ALASKA BUREAU OF LAND MANAGEMENT.

NOTARY ACKNOWLEDGMENT
 I, _____, DO, FOR _____, DAY OF _____, 2007.

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____ DAY OF _____, 2007.

NOTARY ACKNOWLEDGMENT
 I, _____, DO, FOR _____, DAY OF _____, 2007.

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____ DAY OF _____, 2007.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 THE DIRECTOR OF PLANNING AND LAND USE HAS REVIEWED THE MASTER PLAN FOR PHASE 1 OF THE PALMER WEST SUBDIVISION AND HAS FOUND IT TO COMPLY WITH THE LAND SUBDIVISION ACT AND THE MASTER PLAN FOR PHASE 1 OF THE PALMER WEST SUBDIVISION. THE DIRECTOR'S CERTIFICATE IS VALID FOR A PERIOD OF SIX YEARS FROM THE DATE OF ISSUANCE.

TERRA FINA
 A SUBDIVISION OF
 BLOCK 1, PALMER WEST SUBDIVISION, PLAT NO. 72-26
 IN THE 14TH PRINCIPAL MERIDIAN, S. 41E, T. 14N, R. 14W, ALASKA
 AND DEED PARCEL LOCATED WITHIN THE 2007-002132-C
 PALMER RECORDING DISTRICT, S.H., A.C.
 CONTAINING 5.15 ACRES

REGISTERED LAND SURVEYOR
 DATE _____

NOTARY PUBLIC
 DATE _____

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
 2. NO HIGH VOLTAGE OVERHEAD LINES OR POWER LINES SHALL BE PERMITTED ON ANY LOT OR BLOCK UNLESS THEY ARE SHOWN ON THE ORIGINAL SURVEY RECORDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF PLANNING AND LAND USE.
 3. THIS SUBDIVISION IS TO BE SERVED BY CITY OF PALMER WATER SYSTEM.
 4. MEASUREMENTS PER BOOK 845 AT PAGE 401 AFFECTS THE SE1/4SE1/4.
 5. THIS MASTER PLAN SHALL BE USED FOR PLANNING PURPOSES ONLY. DIMENSIONAL INFORMATION IS TO BE CONSIDERED APPROXIMATE.

- LEGEND**
- RECORDED ALUMINUM CAP MONUMENT
 - ⊕ RECORDED BRASS CAP DOT/PP MONUMENT
 - ⊕ RECORDED BRASS CAP DOT/PP MONUMENT
 - RECORDED 2" IRON PIPE
 - RECORDED 1/2" REBAR
 - RECORDED 5/8" REBAR
 - SET 5/8" x 24" REBAR
 - PLASTIC CAP MARKED AS RM 10615-5
 - (C) CALCULATED DATA
 - (M) MEASURED DATA
 - (R) RECORD DATA DERIVED FROM PALMER WEST SUBDIVISION, PLAT NO. 72-26
 - (RT) RECORD DATA DERIVED FROM USB WATER RESOLUTION RECORDING NO. 2007-002132-0
- FENCE LINE
 --- EXISTING FIRE MOUND
 --- TEST HOLE LOCATION

Line Table			
LINE #	LENGTH	DIRECTION	
L1	22.318	N05° 33' 55.14"E	
L2	21.464	N00° 24' 20.55"W	
L3	59.789	N89° 47' 46.08"E	
L4	30.000	S89° 47' 46.08"W	
L5	24.346	N56° 31' 17.50"E	

Curve Table						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CORD LENGTH	CORD BEARING
C1	30.00'	47°28'27"	24.84'	13.18'	24.14'	N66°15'28"W
C2	30.00'	90°20'12"	47.30'	30.18'	42.55'	N44°50'38"E
C3	30.00'	89°49'40"	47.03'	29.91'	42.36'	N45°04'26"W
C4	30.00'	90°25'05"	47.34'	30.22'	42.58'	S44°48'12"W
C5	50.00'	82°57'51"	54.85'	30.62'	52.22'	S31°53'16"E
C6	60.00'	153°09'59"	160.40'	251.53'	116.72'	N13°12'48"E
C7	60.00'	51°39'03"	54.09'	29.04'	52.28'	N37°32'40"W
C8	60.00'	43°09'41"	45.20'	23.73'	44.14'	N9°51'42"E
C9	60.00'	58°21'15"	61.11'	33.50'	58.50'	N60°37'10"E
C10	30.00'	89°34'55"	46.91'	29.78'	42.27'	N45°11'48"W
C11	30.00'	90°25'20"	47.34'	30.22'	42.58'	N44°48'19"E
C12	50.00'	43°21'36"	37.84'	19.86'	36.94'	S68°18'13"E
C13	60.00'	268°41'01"	279.27'	63.58'	87.27'	S00°2'05"W
C14	60.00'	64°27'38"	67.50'	37.83'	64.00'	N78°51'14"W
C15	60.00'	88°53'15"	72.14'	41.15'	67.87'	S34°28'20"W
C16	60.00'	55°51'48"	58.50'	31.81'	55.21'	S27°54'12"E
C17	60.00'	77°28'20"	81.13'	48.13'	75.09'	N85°25'44"E
C18	50.00'	43°19'25"	37.81'	19.66'	36.91'	S68°21'17"W
C19	30.00'	89°34'40"	46.90'	29.78'	42.27'	N45°11'41"W
C20	30.00'	90°09'40"	47.21'	30.08'	42.49'	S44°55'51"W
C21	50.00'	43°20'30"	37.82'	19.87'	36.93'	S21°49'14"E
C22	60.00'	268°41'01"	279.27'	63.58'	87.27'	N89°51'01"E
C23	50.00'	43°20'30"	37.82'	19.87'	36.93'	N21°31'18"E
C24	30.00'	89°50'20"	47.04'	29.92'	42.37'	N45°04'09"W
C25	320.00'	74°12'04"	414.42'	242.02'	386.06'	S52°54'39"W
C26	350.00'	74°13'23"	453.40'	264.81'	422.36'	S52°53'59"W
C27	60.00'	51°26'12"	53.86'	28.90'	52.07'	N17°46'23"W
C28	60.00'	46°09'37"	48.34'	25.57'	47.04'	N31°01'31"E
C29	60.00'	80°11'14"	83.97'	50.51'	72.28'	S85°48'03"E
C30	60.00'	88°53'58"	93.10'	58.86'	84.03'	S118°27'27"E
C31	320.00'	14°13'03"	79.41'	39.91'	79.20'	S82°54'09"W
C32	320.00'	43°16'59"	241.74'	126.97'	236.03'	S54°09'08"W
C33	320.00'	16°43'21"	93.40'	47.03'	93.07'	S24°08'58"W
C34	380.00'	35°56'37"	238.39'	123.26'	234.50'	N33°45'36"E
C35	30.00'	83°48'16"	43.88'	26.92'	40.07'	S9°49'47"W
C36	350.00'	40°44'00"	248.83'	129.93'	243.62'	N36°09'17"E
C37	380.00'	51°18'13"	340.26'	182.49'	329.00'	S41°26'24"W
C38	320.00'	33°21'46"	186.33'	95.69'	183.71'	N32°28'10"E
C39	30.00'	88°46'35"	51.72'	34.99'	45.55'	S81°27'39"E
C40	250.00'	39°35'47"	172.77'	90.00'	169.35'	N51°52'15"W
C41	280.00'	39°35'47"	193.50'	100.80'	189.68'	N51°52'15"W
C42	280.00'	3°38'04"	17.76'	8.88'	17.76'	N33°53'24"W
C43	280.00'	20°49'31"	101.77'	51.45'	101.21'	N48°07'11"W
C44	280.00'	15°08'12"	73.87'	37.20'	73.78'	N64°08'03"W
C45	220.00'	41°29'47"	159.33'	83.34'	155.86'	S50°55'15"E
C46	220.00'	4°10'01"	16.00'	8.00'	16.00'	S69°35'08"E
C47	220.00'	37°19'46"	143.33'	74.31'	140.81'	S48°50'15"E
C48	250.00'	41°29'47"	181.06'	94.71'	177.13'	S50°55'15"E
C49	250.00'	11°57'11"	52.15'	26.17'	52.06'	S65°41'34"E
C50	250.00'	29°32'37"	128.91'	65.92'	127.48'	S44°56'40"E
C51	300.00'	34°15'09"	179.35'	92.44'	176.69'	S66°12'14"W
C52	300.00'	24°16'47"	127.13'	64.53'	126.18'	S71°11'25"W
C53	300.00'	9°58'23"	52.22'	26.18'	52.15'	S54°03'51"W
C54	300.00'	73°14'10"	383.46'	222.95'	357.89'	N46°42'44"E
C55	30.00'	103°28'37"	54.18'	38.04'	47.11'	S21°33'57"W
C56	270.00'	10°01'33"	47.25'	23.66'	47.19'	S78°19'02"W
C57	332.79'	3°51'14"	22.39'	11.20'	22.38'	N81°23'13"E
C58	330.00'	13°45'37"	79.25'	38.82'	79.06'	N72°33'48"E
C59	330.00'	16°17'57"	93.88'	47.26'	93.56'	N57°32'01"E
C60	50.00'	106°16'43"	92.75'	66.69'	80.01'	S61°56'23"E
C61	50.00'	73°22'40"	64.03'	37.25'	58.75'	S78°23'24"E
C62	330.00'	34°15'09"	197.28'	101.69'	194.36'	S66°12'14"W
C63	50.00'	32°54'03"	28.71'	14.76'	28.32'	S25°15'03"E
C64	270.00'	15°07'19"	71.26'	35.84'	71.05'	N75°46'09"E

Curve Table						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CORD LENGTH	CORD BEARING
C67	300.00'	41°05'56"	215.19'	112.46'	210.61'	N69°37'37"E
C68	270.00'	41°05'56"	193.67'	101.21'	189.55'	N69°37'37"E
C69	270.33'	25°55'51"	122.34'	62.24'	121.30'	N62°03'06"E
C70	270.84'	15°05'24"	71.33'	35.87'	71.13'	N62°37'12"E
C71	330.00'	41°05'56"	236.71'	123.71'	231.67'	N69°37'37"E
C72	330.00'	10°41'25"	61.57'	30.88'	61.48'	N84°49'53"E
C73	330.00'	22°38'22"	130.39'	66.06'	129.55'	N68°09'59"E
C74	330.00'	7°46'09"	44.75'	22.41'	44.71'	N52°57'44"E
C76	30.00'	100°51'12"	52.81'	36.30'	46.25'	N80°35'58"W
C77	280.00'	18°47'59"	91.87'	46.35'	91.46'	S39°34'21"E
C78	30.00'	76°52'55"	40.28'	23.81'	37.30'	N103°15'44"W
C79	300.00'	63°38'06"	333.02'	186.01'	316.18'	N59°42'37"E
C80	270.00'	46°42'09"	220.08'	116.57'	214.04'	N51°15'38"E
C81	270.00'	3°50'06"	18.07'	9.04'	18.07'	N29°49'37"E
C82	270.00'	30°52'07"	145.46'	74.54'	143.71'	N47°10'43"E
C83	270.00'	11°59'57"	56.54'	28.38'	56.44'	N68°36'45"E
C84	50.00'	52°26'47"	45.77'	24.63'	44.19'	S79°09'53"E
C85	60.00'	285°41'15"	278.23'	64.69'	67.99'	S54°08'08"E
C86	60.00'	35°25'21"	37.09'	19.16'	36.51'	N70°39'10"W
C87	60.00'	68°51'24"	72.11'	41.13'	67.30'	S57°12'27"W
C88	60.00'	42°58'19"	45.00'	23.62'	43.95'	S117°36"W
C89	60.00'	42°58'19"	45.00'	23.62'	43.95'	S41°40'43"E
C90	60.00'	75°27'53"	79.03'	46.43'	73.44'	N79°06'11"E
C91	50.00'	37°18'08"	32.55'	16.88'	31.98'	S60°01'18"W
C92	330.00'	50°45'47"	292.37'	156.57'	282.91'	N53°17'27"E
C93	330.00'	15°31'15"	89.39'	44.97'	89.12'	N70°54'44"E
C94	330.00'	15°52'05"	91.39'	45.99'	91.10'	N55°13'03"E
C95	330.00'	13°24'10"	77.19'	38.77'	77.02'	N40°34'55"E
C96	330.00'	5°58'17"	34.39'	17.21'	34.38'	N30°53'42"E
C97	30.00'	80°25'17"	42.11'	25.36'	38.74'	S68°07'12"W
C98	220.00'	39°35'47"	152.04'	79.20'	149.03'	N51°52'15"W
C99	220.00'	26°14'51"	100.78'	51.29'	99.90'	N58°32'43"W
C100	220.00'	13°20'58"	51.26'	25.74'	51.14'	N38°44'50"W
C101	30.00'	88°40'02"	46.95'	29.83'	42.30'	N12°45'39"E
C102	730.16'	7°36'09"	86.88'	48.51'	96.81'	S53°47'28"W
C103	30.00'	84°40'54"	44.34'	27.34'	40.41'	S87°40'10"E
C104	50.00'	43°20'30"	37.82'	19.87'	36.93'	S23°39'27"E
C105	60.00'	268°41'01"	279.27'	63.58'	87.27'	S44°40'17"W
C106	60.00'	115°00'07"	120.43'	94.18'	101.21'	N59°29'16"W
C107	60.00'	44°02'55"	46.13'	24.27'	45.00'	S40°59'13"W
C108	60.00'	107°37'58"	112.71'	82.03'	96.86'	S53°51'14"E
C109	50.00'	43°20'30"	37.82'	19.87'	36.93'	N66°59'58"W
C110	30.00'	88°15'48"	45.17'	28.10'	41.02'	N21°14'49"W
C111	700.16'	43°07'26"	526.98'	276.67'	514.63'	S36°01'50"W
C112	700.16'	12°03'54"	147.44'	73.99'	147.16'	S51°33'36"W
C113	700.16'	31°03'32"	379.54'	194.56'	374.91'	S29°59'53"W
C114	730.16'	27°03'38"	344.84'	175.70'	341.65'	S27°41'17"W
C115	730.16'	6°12'34"	79.13'	39.60'	79.09'	S37°49'48"W
C116	730.16'	10°40'33"	136.05'	68.22'	135.85'	S29°23'15"W
C117	730.16'	10°10'29"	129.66'	65.00'	129.48'	S18°57'44"W
C118	670.16'	42°28'31"	496.81'	260.44'	485.51'	S36°21'17"W
C119	670.16'	5°07'47"	60.00'	30.02'	59.98'	S17°40'55"W
C120	670.16'	19°02'43"	222.76'	112.42'	221.74'	S29°46'10"W
C121	670.16'	5°47'36"	67.76'	33.91'	67.73'	S42°11'20"W
C122	670.16'	12°30'25"	146.29'	73.44'	146.00'	S51°20'20"W
C123	330.00'	33°56'46"	195.52'	100.72'	192.67'	N66°21'26"E
C125	270.00'	75°30'30"	355.82'	209.09'	330.63'	N45°34'34"E
C126	270.00'	60°23'11"	284.56'	157.10'	271.58'	N38°00'54"E
C127	650.00'	10°44'20"	121.83'	61.09'	121.65'	N5°40'27"W
C128	350.00'	20°12'07"	123.41'	62.35'	122.77'	S0°56'34"E

Agenda Copy

A MASTER PLAN OF
TERRA FINA



ALASKA RIM ENGINEERING, INC.
P.O. Box 2749, PALMER, AK 99645
9131 E. FRONTAGE ROAD, SITE 1
PH: (907)745-0222 • FAX: (907)46-0222
EMAIL: arim@alaskarim.com • WEB: www.alaskarim.com

W.O. 1400031 DATE: MARCH 2015
DRAWN BY: JMC/JRC SCALE: 1" = 100'
FILE: 1400031_PL SHEET 2 OF 2

Agenda Copy



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-006**

SUBJECT: Preliminary Plat Review – Lots 7 & 8, Block 3, MD Snodgrass Addition to Palmer Townsite

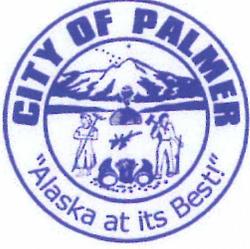
AGENDA OF: April 16, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Abbreviated Plat Request package from MSB Platting Division

Summary: The request is to combine Lots 7 & 8, Block 3, M.D. Snodgrass Subdivision into one lot to be known as Lot 7A, Block 3, M.D. Snodgrass Subdivision to the Palmer Townsite, located inside Palmer city limits

Recommendation: The staff comments regarding the abbreviated plat request packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: March 27, 2015
SUBJECT: Plat Review – Lots 7 & 8, Block 3, MD Snodgrass

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: These lots are zoned CG, General Commercial. The proposed Lot 7A shows a lot width of 100' and is 11,860 square feet, and will exceed the required minimum lot width of 60' and the required minimum lot area of 7,200 square feet.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The March 19 P & Z meeting has been cancelled. This plat is scheduled to be reviewed at the April 16 P & Z meeting. Any additional comments will be forwarded.



MATANUSKA-SUSITNA BOROUGH

Received

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

MAR 12 2015

City of Palmer

Comments Due: March 27, 2015

Date: March 12, 2015

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area: #	Assembly District #
MSB – Borough Attorney	

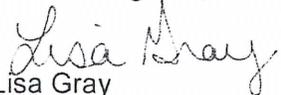
Title:	M.D. Snodgrass Subdivision to the Palmer Townsite, Lot 7A, Block 3
Location:	Sec 4, T17N, R2E, S.M, AK
Petitioner:	Bishop's Attic II
Address:	840 S. Bailey St., Palmer, AK 99645
Surveyor:	Acutek Geomatics
Address:	5099 E. Blue Lupine Drive, Ste 104, Wasilla, AK 99654

The request is to combine Lots 7 and 8, Block 3, M.D. Snodgrass Subdivision, plat no. 14-350A, into one new lot to be called Lot 7A, Block 3, M.D. Snodgrass Subdivision to the Palmer Townsite, containing .28 acres more or less. This property is located within the City of Palmer.

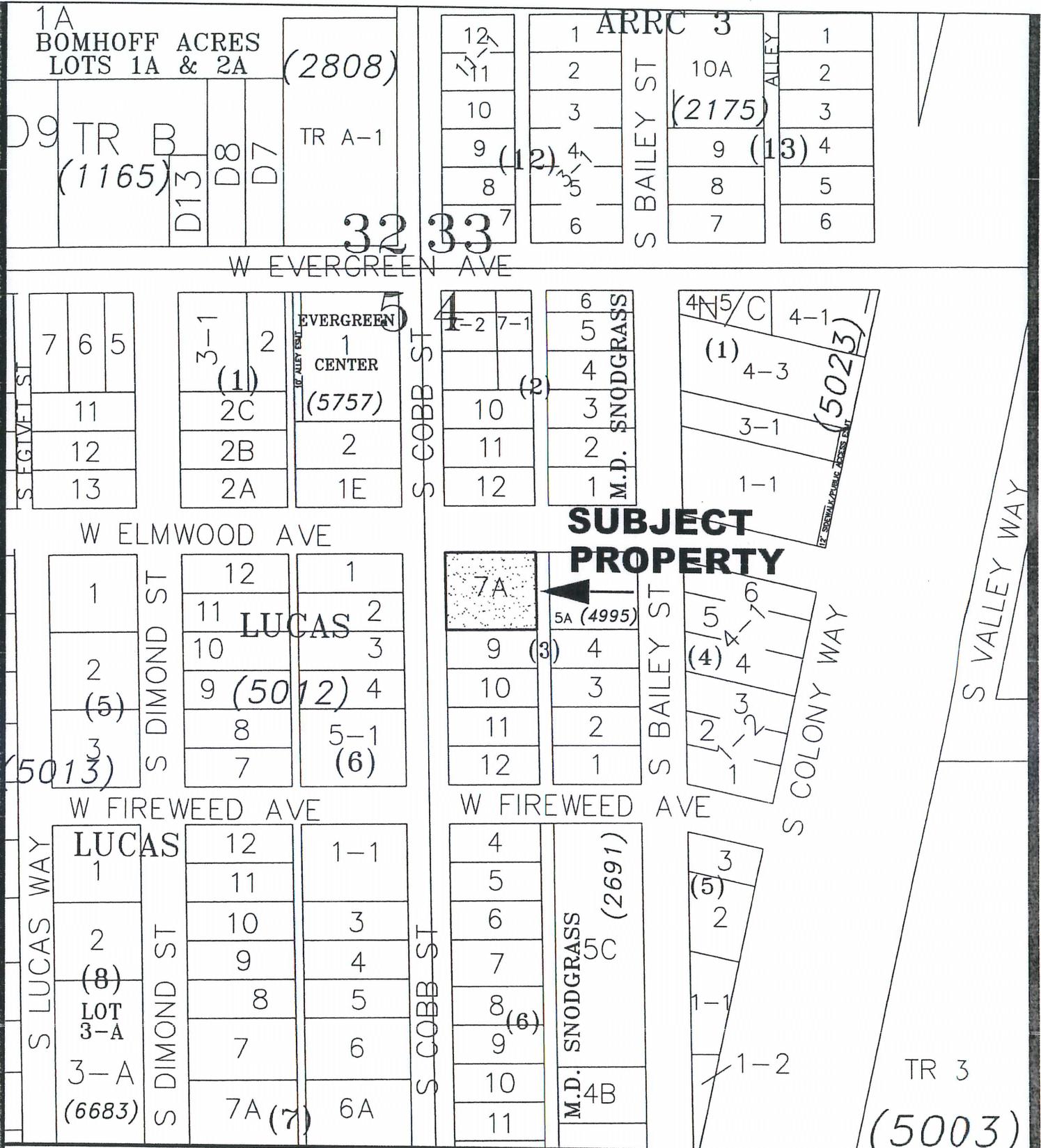
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **March 27, 2015** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **April 8, 2015**.

Kindest Regards,


Lisa Gray
Platting Technician
lisa.gray@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



VICINITY MAP

FOR PROPOSED M.D. SNODGRASS SUBD.
 TO THE PALMER TOWNSITE, LOT 7A, BLOCK 3
 LOCATED WITHIN
 SECTION 04, T17N, R2E, SEWARD MERIDIAN,
 ALASKA
 PALMER 12 MAP

ALASKA
 STATE
 FAIR
 INC.

**SUBJECT
 PROPERTY**

7A
 5A (4995)

M.D. SNODGRASS
 5C (2691)
 4B

TR 3
 (5003)

OWNER'S STATEMENT

MAR 13 2015

This information is required for submission per MSB 27.05.045. Please **type** or **print** all non-signature items in ink.

PROPOSED SUBMITTAL NAME: Lot 7A, Block 3, M.D. Snodgrass Addition to the Palmer Townsite

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature]
Original Signature (please sign in ink)

2/6/15
Date

840 S. Baily St. Palmer AK 99645
Mailing Address

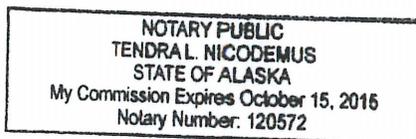
(907) 745-4215
Phone

Jack Williamson Executive Director
Name & Official Title (print)

Bishop's Attic II
Company or Agency (if applicable)

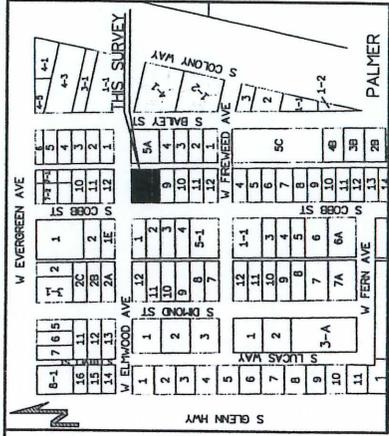
NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 6th day of February, 20 2015



[Signature]
NOTARY PUBLIC in & for Alaska

My Commission Expires: 10/15/15



VICINITY MAP
1" = 300'

LEGEND
 N 90°00'00" E RECORD DATA PER PLAT 14-350A
 SURVEY LINES OF RECORD
 OLD PROPERTY LINES
 EASEMENT LINES
 ADJACENT PROPERTY LINES
 CENTER LINE



LOT 1, BLOCK 2
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

LOT 5A, BLOCK 3
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 2000-63

LOT 4, BLOCK 3
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

LOT 3, BLOCK 3
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

LOT 12, BLOCK 2
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

W. ELMWOOD AVE.

LOT 7A, BLOCK 3
 0.28 ACRES
 (11,860 SQ.FT.)

LOT 9, BLOCK 3
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

LOT 10, BLOCK 3
 M.D. SNODGRASS ADDITION
 TO THE PALMER TOWNSITE
 PLAT NO. 14-350A

LOT 1E, BLOCK 1
 LUCAS SUBDIVISION
 PLAT NO. 5-65

LOT 1, BLOCK 6
 LUCAS SUBDIVISION
 PLAT NO. 5-65

LOT 2, BLOCK 6
 LUCAS SUBDIVISION
 PLAT NO. 5-65

LOT 3, BLOCK 6
 LUCAS SUBDIVISION
 PLAT NO. 5-65

LOT 5-1, BLOCK 6
 LUCAS SUBDIVISION
 PLAT NO. 5-65

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION NO. _____ DATED _____, 2015, 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.

Date _____ 20____

Planning and Land Use Director _____

Attest: _____
 Platting Clerk

GENERAL NOTES

1. 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 THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ALL RECORD INFORMATION TAKEN FROM THE RECORDED PLAT OF M.D. SNODGRASS ADDITION TO THE PALMER TOWNSITE, PLAT NO. 14-350A, IN THE OFFICE OF THE PALMER RECORDING DISTRICT.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT. LOT 7A IS SERVED BY CITY OF PALMER WATER AND SEWER.

OWNERSHIP CERTIFICATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JACK WILLIAMSON, EXECUTIVE DIRECTOR
 BISHOP'S ATTIC II
 640 S. PALM ST.
 PALMER, AK 99646

Date _____ 20____

NOTARY'S ACKNOWLEDGEMENT

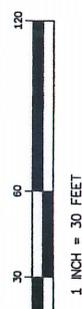
SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____ 20____ FOR _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR ALASKA



SURVEYOR'S CERTIFICATE

I, TERRY L. NOODEMA, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

Date _____ 20____
 Tax Collection Official
 (MAT-SU BOROUGH)

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

Date _____ 20____
 Tax Collection Official
 (CITY OF PALMER)

M.D. SNODGRASS SUBDIVISION
 TO THE PALMER TOWNSITE
 LOT 7A, BLOCK 3

CONTAINING 0.28 ACRES
 REBEL CREEK
 M.D. SNODGRASS SUBDIVISION, LOT 7A, BLOCK 3, PLAT NO. 14-350A
 LOCATED WITHIN
 PALMER RECORDING DISTRICT
 TOWNSHIP 17 NORTH, RANGE 2 EAST, SECTION 4, SEWARD HERMAN, AK



5090 E. BULLOCK ST.
 SUITE 300
 PALMER, AK 99646
 PHONE: (907) 376-8800 FAX: (907) 376-8878 E-MAIL: info@acrug.com
 RESUB BY: TENDRA SCALE: 1" = 30' PLOT BOOK: N/A
 DRAWN BY: TENDRA DATE: MAP NO: PA-12
 CHECKED: TLN FILE NO. 15-05-01 SHEET: 1 OF 1



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-007**

SUBJECT: Pre-Application Review – Tract A-2, Patterson

AGENDA OF: April 16, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Pre-Application package from MSB Platting Division

Summary: The request is to create a Public Use Easement or Right-of-Way across the southern portion of Tract A-2 to create another access for Tax Parcel C8 to the east, located inside Palmer city limits

Recommendation: The staff comments regarding the pre-application packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: ~~April 3, 2015~~ Updated April 6, 2015
SUBJECT: PUE – Tract A-2 Patterson

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: ~~The Building Inspector is out of the office but will return on April 6. I will forward his comments on April 6.~~ No Changes necessary.
3. Community Development: Tract A-2 Patterson is zoned P, Public and is the location of the MTA Events Center and soccer fields. The proposed 60' width is adequate to meet road development standards, curb, gutter and sidewalks. The proposed Public Use Easement will provide a 2nd access for future development of surrounding areas.
4. Fire Chief: No changes necessary.
5. Public Works: Public Works has no objection, but granting the easement is subject to City Council approval.
6. Planning and Zoning Commission: This pre-application package is scheduled to be reviewed at the April 16 P & Z meeting. Any additional comments will be forwarded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
PRE-APPLICATION ROUTING SLIP**

Received

MAR 23 2015

City of Palmer

DUE DATE: **April 3, 2014**
 MEETING DATE: **April 8, 2015**
 TIME: **10:00 a.m.**
 E-MAIL: **No**
 PETITIONER / #: **Valley Residential Services (Ron Fassett) 223-6897**
 OWNER(s) / #: **City of Palmer**
 SEC/TWP/RNG: **SEC 04, T17N, R02E**
 TAX MAP: **PA 12**
 SUBDIVISION: **PATTERSON**
 TAX ID: **52519000T00A-2**
 REQUEST: **Create a Public Use Easement or Right-of-Way across southern portion of Tract A-2 to create another access for Tax Parcel C8 to the east. Minimum width is 60'.**

SENT PRE-APP PACKET TO:

PLATTING ASST, **MARILYN MCGUIRE**
 ASSESSMENTS, **CHERYL SCOTT**
 ATTORNEY, **JOHN ASCHENBRENNER**
 CULTURAL RESOURCES, **HEATHER RALSTON**
 PLANNING, **EILEEN PROBASCO**
 ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
 CODE COMPLIANCE, **THERESA TARANTO**
 DEVELOPMENT SERVICES, **SUSAN LEE**
 LIDS, **MARCIA VONEHR**
 O & M DIVISION, **JENNIFER BALLINGER**
 O & M DIVISION, **TERRY DOLAN & JIM JENSON**
 & **ANNE DOLLARD**

PLATTING OFFICER, **PAUL HULBERT**
 ROW COORDINATOR, **ANDY DEAN**
 PLANNING DIVISION, **LAUREN DRISCOLL**
 PERMIT CENTER, **MAIN E-MAIL ADDRESS**
 COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT**
 COMMUNITY DEVELOPMENT, **ERIC PHILLIPS**
 COMMUNITY DEVELOPMENT, **JILL IRSIK**
 EMS SERVICES, **RICHARD BOOTHBY**
 EMS SERVICES, **JM MCNUTT**
 PRE-DESIGN & ENGINEERING, **PIERRE STRAGIER,**
BRAD SWORTS, MIKE CAMPFIELD, MIKE WELLER,
TRACY MCDANIEL, SHEILA ARMSTRONG,
& CP E-MAIL

COMMENTS:

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$25 / Receipt	✓
Collect Map	✓
Collect Application	✓
Schedule Date	✓
Apt. Sheet to Customer	✓
Summary (2 Sheets)	
*Govern	✓
*My Property	✓
GIS Tax Map	✓
Aerial Map	✓
SOA Road ?	No
Cartograph Sheet	✓
CITY P/W/H?	Yes - Palmer
MM Check	✓
E-Mail for Comments	

1G
L.C. 2008



PALMER JUNIOR
HIGH SCHOOL

(2578)

*Proposed
subdiv
2018X
2018*

Le Duc Ave

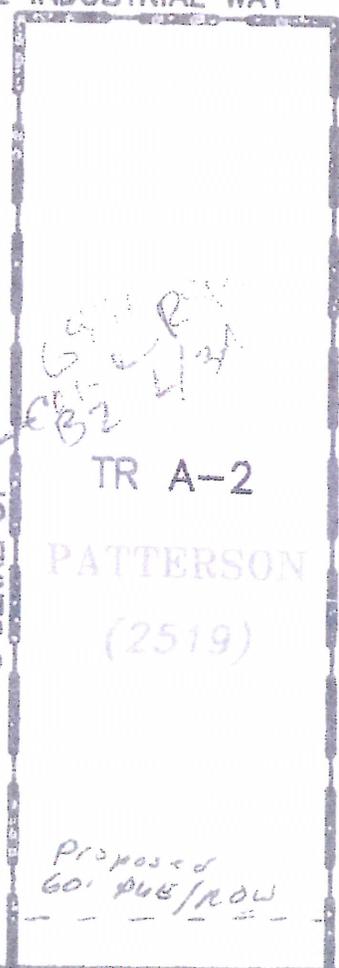
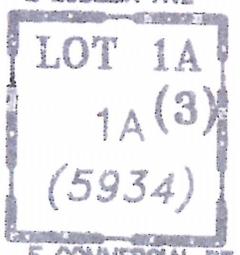
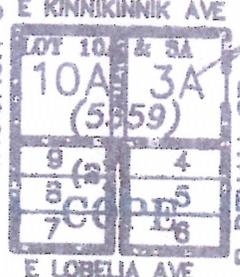
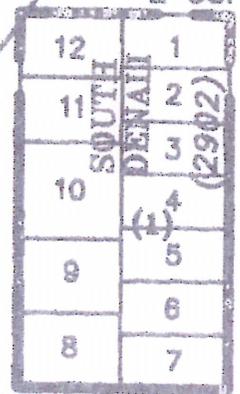
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ARRC #2
(5002)
TR 2



E COPE INDUSTRIAL WAY



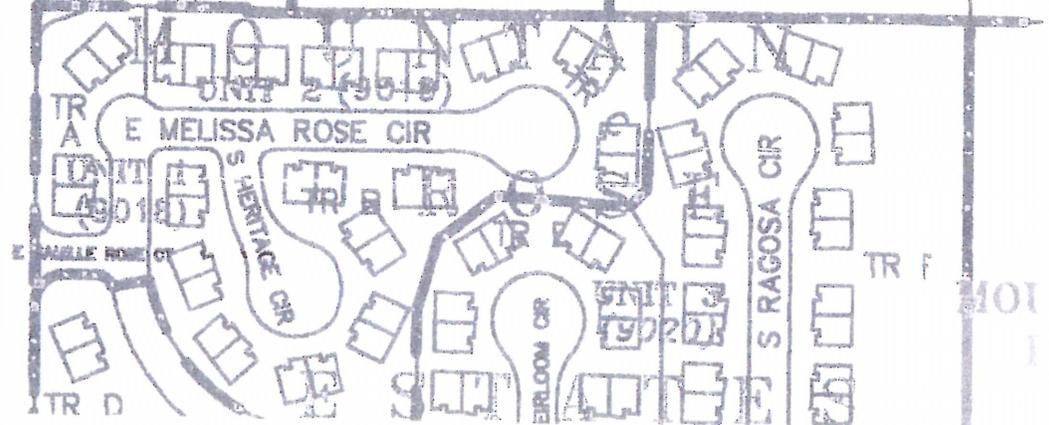
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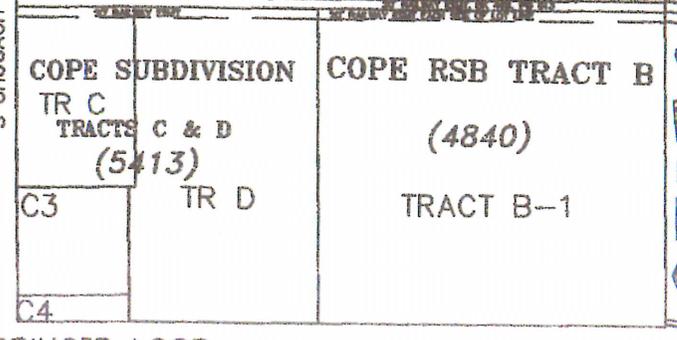
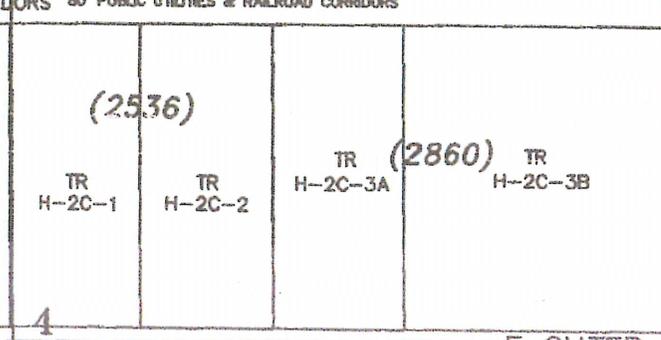
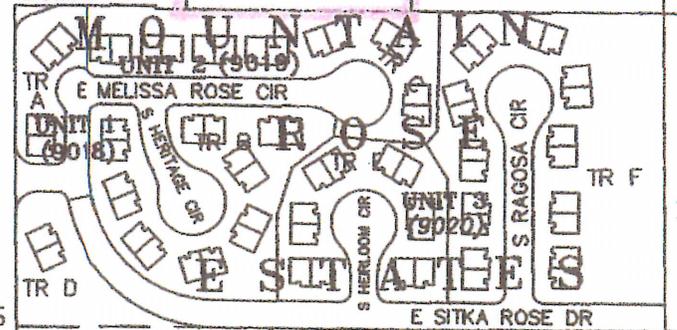
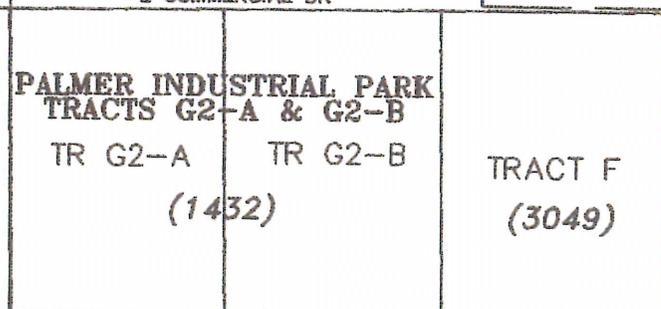
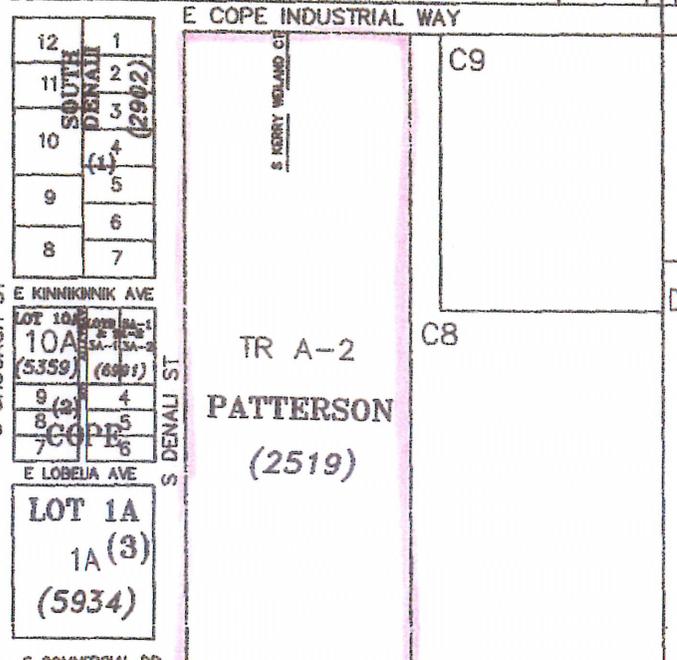
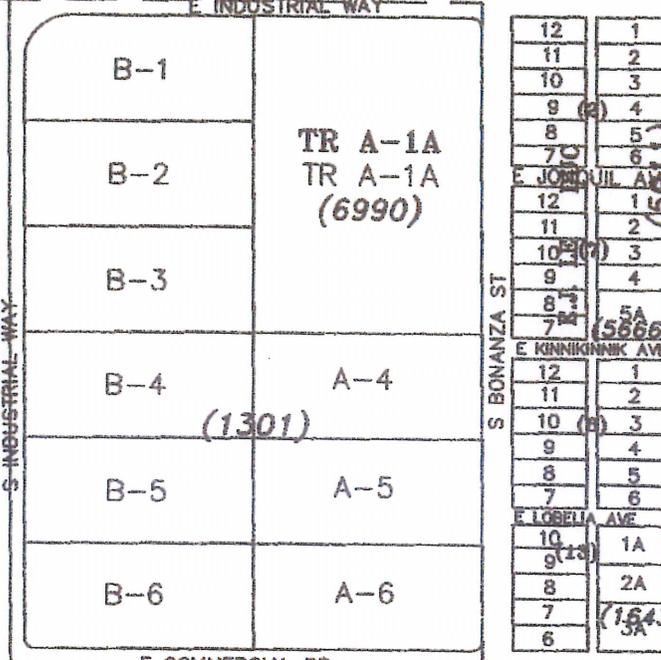
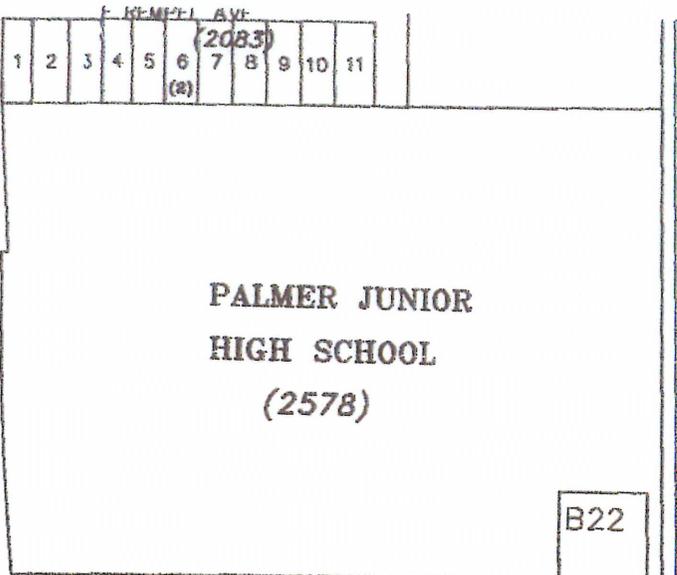
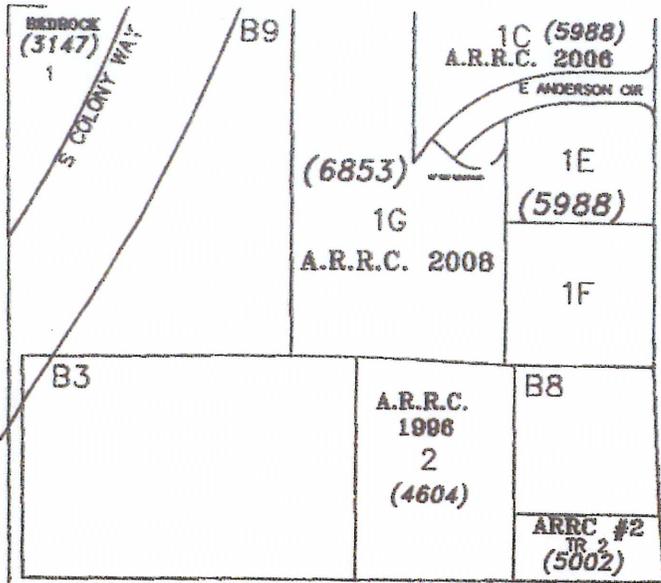


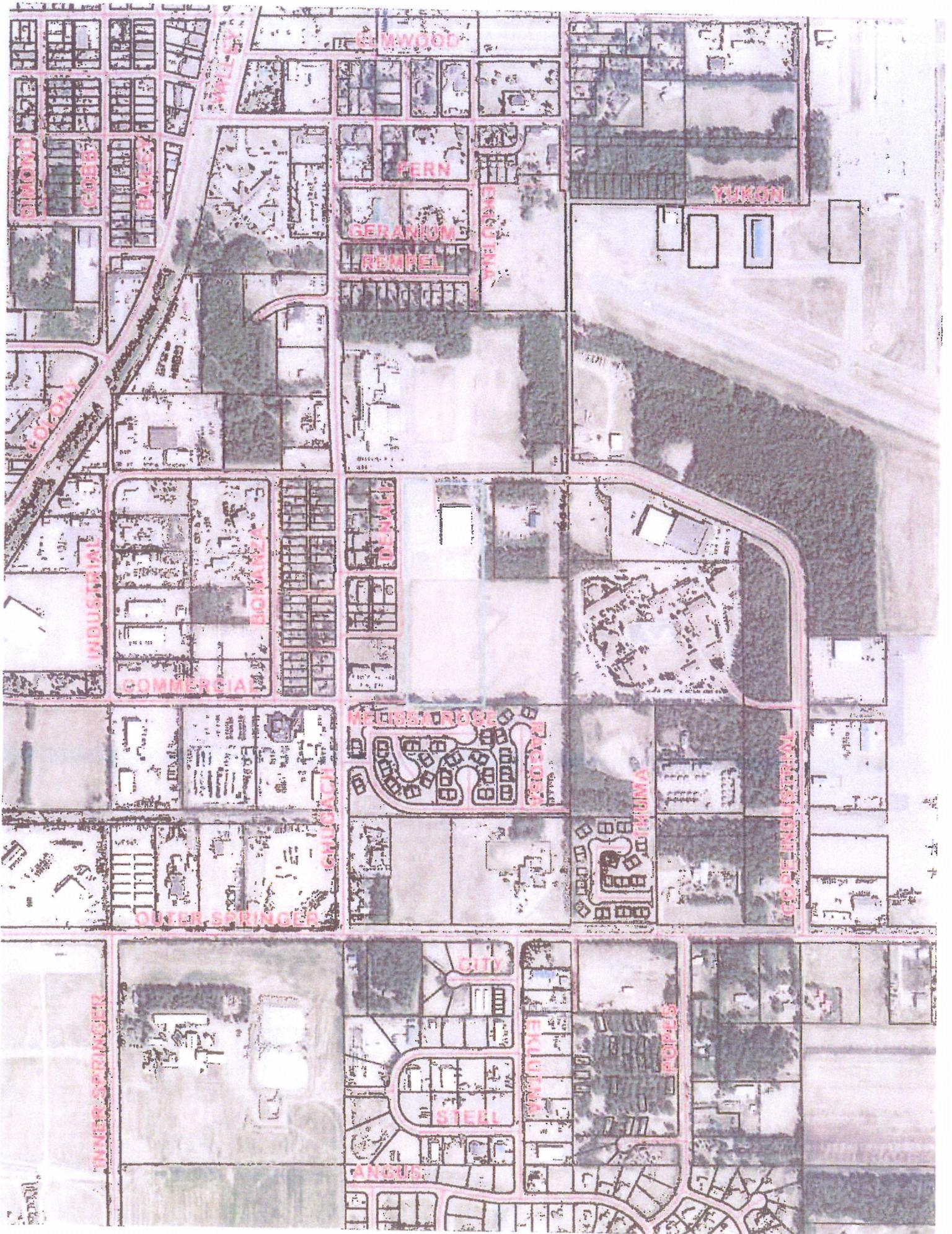
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TRIAL

PARK

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2519000T00A-2

Site Information

Account Number	2519000T00A-2	Subdivision	PATTERSON
Parcel ID	5474	City	Palmer
TRS	S17N02E04	Map PA12	
Abbreviated Description (Not for Conveyance)	PATTERSON TRACT A-2	Tax Map	

Site Address: 1317 S KERRY WEILAND CT
 Ownership: PALMER CITY OF
 Primary Owner's Address: 231 W EVERGREEN AVE PALMER AK 99645

Buyers: Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$288,100.00	\$6,384,800.00	\$6,672,700.00	2015	\$0.00	\$0.00	\$0.00
2014	\$288,100.00	\$6,359,800.00	\$6,647,900.00	2014	\$0.00	\$0.00	\$0.00
2013	\$288,100.00	\$6,356,300.00	\$6,644,400.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Structure 1 of 1

Business Use	PALMER ICE ARENA	Residential Units	0
Design	Recreational Activities	Condition	Standard
Construction Type	Commercial	Basement	None
Grade	Metal	Year Built	2004
Building Appraisal	None	Foundation	Slab on Grade
Septic	\$6384800	Well	Well P - Public Water
Septic	Septic P - Public Septic		

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2015	No	0012	Not Yet Set	Tax Not Yet Set	12/2/1991 WARRANTY DEED (ALL TYPES)	Palmer DE 695 Pg 1
2014	Yes	0012	12.662	\$0.00	9/20/1988 TRUSTEES DEED	Palmer DE 591 Pg 682
2013	Yes	0012	12.652	\$0.00	1/21/1987 QUITCLAIM DEED (ALL TYPE)	

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
14.70	14.70	Palmer Fire Service is under the Jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
 † If account is in foreclosure, payment must be in certified funds.

Last Updated: 3/23/2015 4:01:41 AM

Pre-Application Conference Request

AGS

Name, phone # and address of requestor(s):

Valley Residential Services
1075 Check Street, Suite 102
Wasilla, AK 99654 223-6897
Ron Vassett

Name, phone #, address of owner(s) (if different):

City of Palmer
231 W. Evergreen Avenue
Palmer, AK 99645

Required Items:

1. Fee of \$25.00. Exact cash amount or check made out to MSB. TAX MAP # PA 12
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
52519000700A-2
3. Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
4. Existing rights of way shown with names.
5. If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
6. If creating a street or road: proposed rights of way shown.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

Public use Easement or dedicated ROW across southern portion of Tract A-2 to create east-west access to Tax Parcel C.P. Minimum PUE/ROW is 60'

Pre-application conferences are scheduled ten to 21 days after acceptance of fees.

Provide if available:

Documentation of any easements
Topography
As-Built Survey

PRE-APPLICATION CONFERENCE DATE & TIME:

4/8/15 Wed @ 10 AM

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

Return to: Matanuska-Susitna Borough
Attention: Platting Division
350 E. Dahlia Ave
Palmer AK 99645

Amy 861-7872

PAID

3/23/15



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-010**

SUBJECT: Pre-Application Review – Lots 1, 2, Tract A, Alaska State Fair 2010 & Tax Parcel D8, Section 8, Township 17 North, Range 2 East, Seward Meridian

AGENDA OF: April 16, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Pre-Application package from MSB Platting Division

Summary: The request is to vacate the public interest in Rebarchek Avenue and replace with private road, creating a gated subdivision, located inside Palmer city limits

Recommendation: The staff comments regarding the pre-application packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: April 10, 2015
SUBJECT: Lots 1, 2, Tract A, Alaska State Fair 2010 & 17N02E08D008 –
Vacation of public interest in Rebarcheck

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: Alaska Demolition, owners of Tax Parcel D8 have a Conditional Use Permit which requires Rebarcheck to be used for access to this property. We have no comments as long as Rebarcheck continues to provide access to this property.
4. Fire Chief: No changes necessary.
5. Public Works: No objection provided all property abutting Rebarcheck Road is owned by the State Fair so no other property owners will have access reduced.
6. Planning and Zoning Commission: This platting action is scheduled to be reviewed at the April 16 P & Z meeting. Any additional comments will be forwarded.

PH

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
PRE-APPLICATION ROUTING SLIP

DUE DATE: **April 10, 2015**
MEETING DATE: **April 15, 2015**
TIME: **3:00 P.M.**
E-MAIL: **No**
PETITIONER / #: **Alaska State Fair Inc # 841-3709**
OWNER(s) / #: **Alaska State Fair Inc. & Alaska Demolition LLC**
SEC/TWP/RNG: **SEC 8, T17N, R02E**
TAX MAP: **PA 12**
SUBDIVISION: **ALASKA STATE FAIR 2010**
TAX ID: **6953000L001, L002, T00A, & 17N02E08D008**
REQUEST: **Vacate the public interest in Rebarchek Ave. Replace with private road, creating a gated subdivision.**

Received
APR 03 2015
City of Palmer

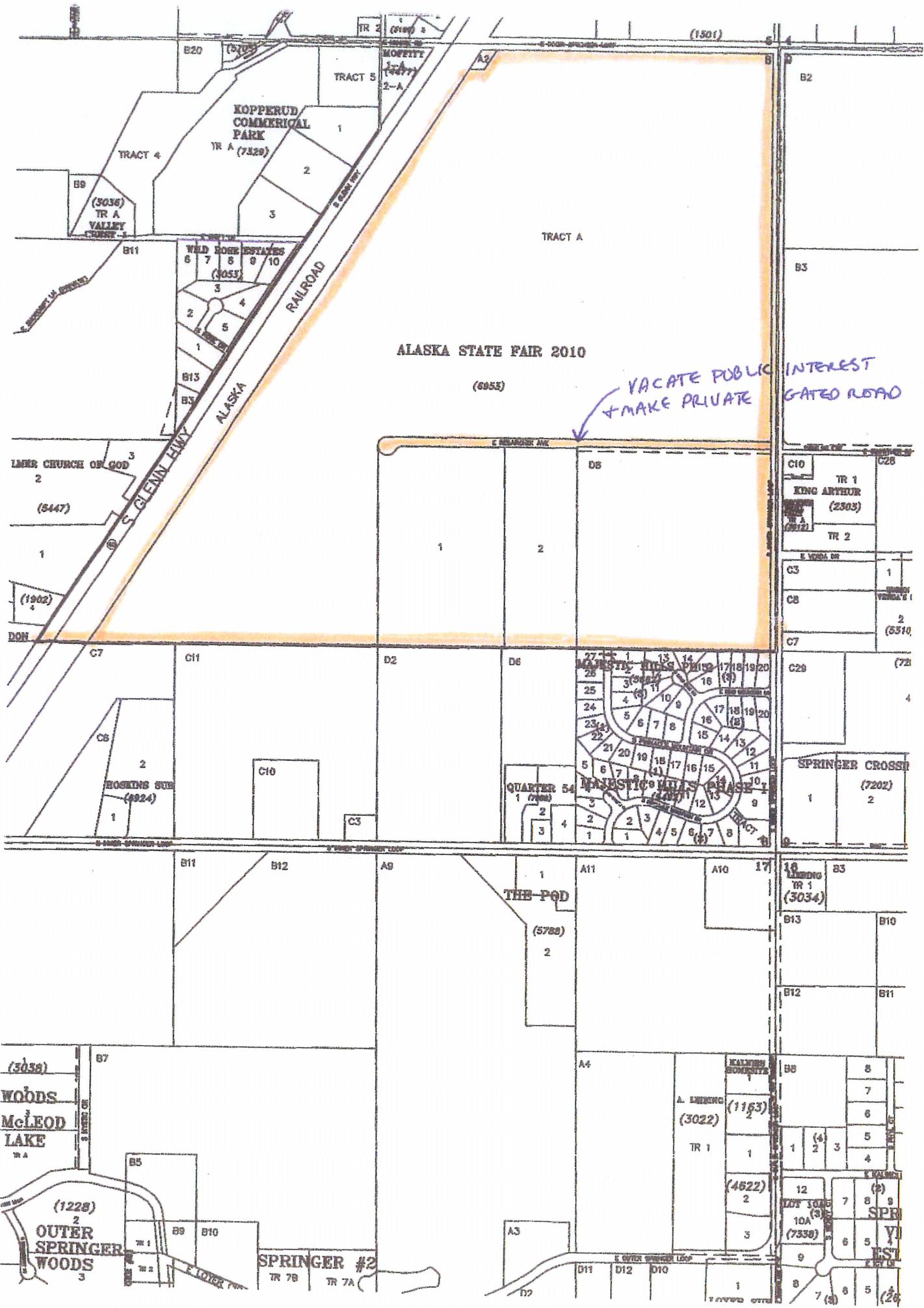
SENT PRE-APP PACKET TO:

PLATTING ASST, **MARILYN MCGUIRE**
ASSESSMENTS, **CHERYL SCOTT**
ATTORNEY, **JOHN ASCHENBRENNER**
CULTURAL RESOURCES, **HEATHER RALSTON**
PLANNING, **EILEEN PROBASCO**
ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
CODE COMPLIANCE, **THERESA TARANTO**
DEVELOPMENT SERVICES, **SUSAN LEE**
LIDS, **MARCIA VONEHR**
O & M DIVISION, **JENNIFER BALLINGER**
O & M DIVISION, **TERRY DOLAN & JIM JENSON**
& **ANNE DOLLARD**

PLATTING OFFICER, **PAUL HULBERT**
ROW COORDINATOR, **ANDY DEAN**
PLANNING DIVISION, **LAUREN DRISCOLL**
PERMIT CENTER, **MAIN E-MAIL ADDRESS**
COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT**
COMMUNITY DEVELOPMENT, **ERIC PHILLIPS**
COMMUNITY DEVELOPMENT, **JILL IRSIK**
EMS SERVICES, **RICHARD BOOTHBY**
EMS SERVICES, **JM MCNUTT**
PRE-DESIGN & ENGINEERING, **PIERRE STRAGIER**,
BRAD SWORTS, MIKE CAMPFIELD, MIKE WELLER,
TRACY MCDANIEL, SHEILA ARMSTRONG,
& **CP E-MAIL**

COMMENTS:

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$25 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Apt. Sheet to Customer	√
Summary (2 Sheets)	
*Govern	√
*My Property	√
GIS Tax Map	√
Aerial Map	√
SOA Road ?	Yes
Cartograph Sheet	√
CITY P/W/H?	Palmer
MM Check	✓
E-Mail for Comments	



ALASKA STATE FAIR 2010

(6853)

VACATE PUBLIC INTEREST
+ MAKE PRIVATE GATED ROAD

KOPPERUD
COMMERCIAL
PARK

TR A (7329)

ALASKA RAILROAD

S. GLENN HWY

MAJESTIC HILLS PHASE

QUARTER 54

THE POD

SPRINGER CROSS

WOODS
McLEOD
LAKE

OUTER
SPRINGER
WOODS

SPRINGER #2

A. LEBORG

TR 1

LOT 10A

SPR

EST





MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6953000L001

Site Information

Account Number	6953000L001	Subdivision	ALASKA STATE FAIR 2010
Parcel ID	510799	City	Palmer
TIRS	S17N02E06	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ALASKA STATE FAIR LOT 1		

Site Address: 12782 E REBARCHEK AVE

Ownership

Owners	ALASKA STATE FAIR	Buyers	
Primary Owner's Address	2075 S GLENN HWY PALMER AK 99645-6799	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$350,100.00	\$0.00	\$350,100.00	2015	\$0.00	\$0.00	\$0.00
2014	\$350,100.00	\$2,919,700.00	\$3,269,800.00	2014	\$0.00	\$0.00	\$0.00
2013	\$350,100.00	\$2,919,500.00	\$3,269,600.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete			
Tax/Billing Information						
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2015	No	0012	Not Yet Set	Tax Not Yet Set	Date	Type
2014	Yes	0012	12.662	\$0.00		
2013	Yes	0012	12.852	\$0.00		

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
25.01	25.01	Palmer Fire Service is under the jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 4/3/2015 4:01:27 AM

† If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 17N02E08D008

Site Information
Account Number 17N02E08D008 **Subdivision**
Parcel ID 4149 **City** Palmer
TRS S17N02E08 **Map PA12** Tax Map
Abbreviated Description (Not for Conveyance) TOWNSHIP 17N RANGE 2E SECTION 8 LOT D8

Site Address 550 E REBARCHEK AVE
Ownership
Owners ALASKA DEMOLITION LLC **Buyers**
Primary Owner's Address 2817 RAMPART DR ANCHORAGE AK 99501 **Primary Buyer's Address** -3126

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$504,300.00	\$0.00	\$504,300.00	2015	\$504,300.00	\$0.00	\$504,300.00
2014	\$504,300.00	\$0.00	\$504,300.00	2014	\$504,300.00	\$0.00	\$504,300.00
2013	\$504,300.00	\$0.00	\$504,300.00	2013	\$504,300.00	\$0.00	\$504,300.00

Building Information				Area		Percent Complete
Building Item Details				Recorded Documents		Recording Info (offsite link to DNR)
Building Number	Description			Date	Type	
Tax/Billing Information						
Year	Certified	Zone	MILL	Tax Billed	Date	Type
2015	No	0012	Not Yet Set	Tax Not Yet Set	4/9/2004	WARRANTY DEED (ALL TYPES)
2014	Yes	0012	12.662	\$6385.45	8/17/2001	WARRANTY DEED (ALL TYPES)
2013	Yes	0012	12.852	\$6481.26	12/27/1963	WARRANTY DEED (ALL TYPES)

Tax Account Status †						
Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous
Gross Acreage 38.79 **Taxable Acreage** 38.79 **Fire Service Area**
 Palmer Fire Service is under the jurisdiction of the [City of Palmer](#) **Road Service Area**
 No Borough Road Service, for City of Palmer road service info, call (907)745-3400

* Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
 † If account is in foreclosure, payment must be in certified funds.

Last Updated: 4/3/2015 4:01:27 AM

PA

Pre-Application Conference Request

Name, phone # and address of requestor(s):

Name, phone #, address of owner(s) (if different):

Alaska State Fair Inc. 2075 Glenn Hwy. Palmer, Alaska 99645
Larry Longnecker – 841-3709

RECEIVED
APR 2 2015
PLATTING

Required Items:

- 1. Fee of \$25.00. Exact cash amount or check made out to MSB. TAX MAP # PA 12

Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
T17N, R02E, SECTION 8, TAX PARCEL D008

&

ALASKA STATE FAIR 2010 -----LOTS 1 AND 2, AND TRACT A

- 2.
- 3. Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- 4. Existing rights of way shown with names.
- 5. If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
- 6. If creating a street or road: proposed rights of way shown.
- 7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

Vacate Rebarchek Avenue & replace with private road – gated subdivision created

Pre-application conferences are scheduled ten to 21 days after acceptance of fees.

Provide if available:

Documentation of any easements
Topography
As-Built Survey

PRE-APPLICATION CONFERENCE DATE & TIME:

Wed. April 15th @ 2:00

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

Return to: Matanuska-Susitna Borough
Attention: Platting Division
350 E. Dahlia Ave
Palmer AK 99645

PAID
4-2-15