



City of Palmer

Planning and Zoning Commission Packet

April 17, 2014



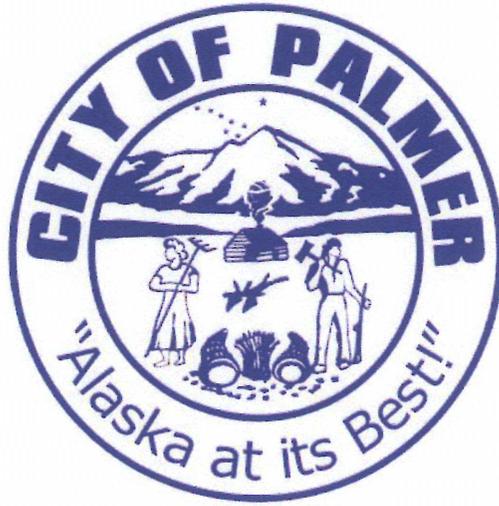
**Happy
Easter**





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- Page 5 E. Minutes of Previous Meetings
 - 1. Regular Meeting of March 20, 2014
- F. Persons to be Heard
- G. Public Hearings
- Page 11 H. Unfinished Business
 - 1. Continue discussion of the Central Business District
- I. New Business
- Page 15 J. Plat Reviews
 - 1. IM 14-008 Preliminary Plat Review - To create 34 lots and 1 tract from Tract B, Hidden Ranch Phase III, located inside Palmer city limits.
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments
- N. Adjournment



Minutes

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, MARCH 20, 2014
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Madar at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Chairman Madar and Commissioners Lucas, Kerslake and Petty. Commissioner Kircher was not in attendance. Also present were Sandra Garley, Community Development Director, Kimberly McClure, Planning and Code Compliance Technician, and Pam Whitehead, Recording Secretary.

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Kerslake.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the February 20, 2014 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD: There were no persons to be heard.

G. PUBLIC HEARING(S): There were no public hearings.

H. UNFINISHED BUSINESS:

1. Continue Discussion of Central Business District.

Commissioner Kerslake moved, seconded by **Commissioner Lucas**, to enter Committee of the Whole to continue general discussion of the Central Business District.

VOTE ON MOTION: Carried Unanimously.

[The Commission entered Committee of the Whole at 7:02 p.m.]

Ms. Garley distributed a Central Business District working document for use as a guide to begin the discussion in determining criteria for standards in the development of this new district. It included a list of standards with suggestions for the Commission's consideration: 1) Establish the intent of the district, 2) Boundary, 3) List of permitted uses, 4) List of conditional uses, 5) Prohibited uses, 6) Building height limits, 7) Lot area restrictions, 8) Setback requirements, 9) Open space requirements, 10) Parking, and

11) Other standards to discuss and consider.

While in committee of the whole, the Commission reviewed staff suggestions and began initial discussion on intent of the district, boundary, permitted uses, parking, pedestrian, building height limits, conditional uses, and permitted uses.

[Upon declaration by the Chairman Madar, the Commission exited Committee of the Whole at 7:48 p.m.]

Homework for next meeting: Recommendations for CBD permitted uses, conditional uses, prohibited uses, and setback requirements. Staff will provide aerial photographs of the core area and some examples of setbacks.

I. NEW BUSINESS: There was no New Business.

J. PLAT REVIEWS:

1. **IM 14-005** Preliminary Review – To develop Tax Parcel D36, Section 6, Township 17 North, Range 2 East, located inside Palmer city limits and Tax Parcel A17, Section 7, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits into one-half acre parcels.

Ms. Garley gave a staff report, emphasizing the preliminary stage in development of this subdivision. They wish input from the Commission at this point in time because it is the least expensive time to make any substantive changes. The request is to develop the property located south of E. Helen Drive into one-half acre parcels to be served by the City of Palmer water system. It may possibly need two plats since lots in Section 6 are currently within Palmer city limits and lots within Section 7 will be outside Palmer city limits. There are approximately 70 half-acre lots in this subdivision and currently there is only one access. City staff comments [p. 21, packet] point out that city Fire Code requires at least two access roads.

Following discussion, it was the consensus of the Commission, in agreement with the city Building Inspector and Fire Chief comments that there must be a second ingress and egress, and added that the second access **not** be off Helen Drive, that it would add further to the already congested traffic in that area.

2. **IM 14-006** Preliminary Review – To create 2 lots for development from Tax Parcel C9, Section 18, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits.

Ms. Garley reported that the request is to create two lots for development as above-stated, adding that C9 would be divided into two large 2.25 acre lots with access appearing to be from South Glenn Highway. Staff had no comments, that this would be an appropriate division of property.

The Commission had no additional comments.

K. PUBLIC COMMENTS: There was no public present.

L. STAFF REPORT:

Ms. Garley had no comments, other than to thank the Commission once again for the recent joint meeting with City Council. She felt it was very productive.

M. COMMISSIONER COMMENTS:

There were no additional commissioner comments.

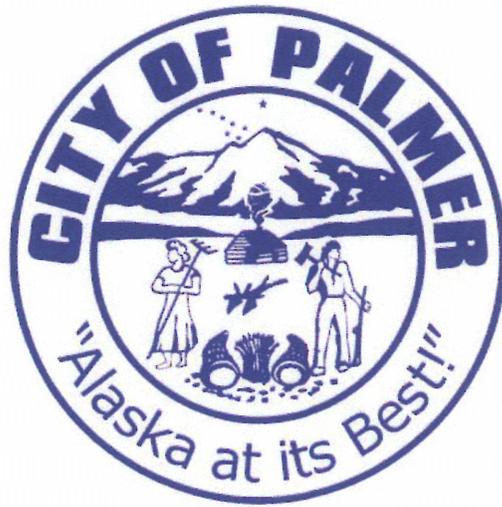
Chairman Madar welcomed new Commissioner Petty to Commission.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:05 p.m.

Michael W. Madar, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician



Unfinished Business



Please refer to and remember to bring your Central Business District Maps and Background Information binder to the April 17 Planning and Zoning meeting.



Plat Reviews



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 14-008**

SUBJECT: Tract B, Hidden Ranch Phase III

AGENDA OF: April 17, 2014

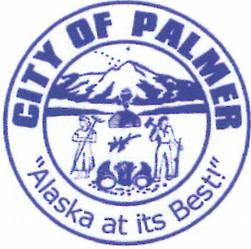
ACTION: Review and comment

Attachment(s):

- 1) Memorandum and Update
- 2) Email to Peggy Fowler at MSB regarding subdivision options
- 3) Pre-application package from MSB Platting Division
- 4) Preliminary Application Conference package from MSB Platting Division

Summary: The request is to create 34 lots and 1 tract from Tract B. Lots are approximately 20,000 sq. ft. and served by City water and septic, 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: March 31, 2014
SUBJECT: Tract B, Hidden Ranch Phase III

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 response received. Concur, no changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: This property is zoned R-1E, Single-family Residential Estate. The minimum lot area requirement in the R-1E district is 20,000 square feet with a minimum average lot width of 85 feet. Each lot shall have not less than 45 feet of frontage when a lot fronts on a cul-de-sac or 60 feet of frontage on a street, according to PMC 17.52.080 Minimum lot requirements. Access for proposed subdivision will be from North Esty Drive with secondary access from East Hidden Ranch Loop.
4. Fire Chief: No response received. Concur, no changes necessary.
5. Public Works: No response received. Concur, no changes necessary.
6. Planning and Zoning Commission: This pre-application package is scheduled to be reviewed at the April 17 P & Z meeting. Any additional comments will be forwarded.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM - UPDATE

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: April 9, 2014
SUBJECT: Tract B, Hidden Ranch Phase III

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 response received. Concur, no changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: This property is zoned R-1E, Single-family Residential Estate. The minimum lot area requirement in the R-1E district is 20,000 square feet with a minimum average lot width of 85 feet. Each lot shall have not less than 45 feet of frontage when a lot fronts on a cul-de-sac or 60 feet of frontage on a street, according to PMC 17.52.080 Minimum lot requirements. Access for proposed subdivision will be from North Esty Drive with secondary access from East Hidden Ranch Loop.
4. Fire Chief: The required minimum cul-de-sac radius is 60'. The temporary cul-de-sac to be located at the west end of N. Esty Drives needs to be shown on the proposed plat.
5. Public Works: No response received. Concur, no changes necessary.
6. Planning and Zoning Commission: This pre-application package is scheduled to be reviewed at the April 17 P & Z meeting. Any additional comments will be forwarded.

Kimberly McClure

From: Kimberly McClure
Sent: Monday, April 07, 2014 3:53 PM
To: 'Peggy Fowler'
Subject: Tract B Hidden Ranch Phase III - proposed Hidden Ranch Subdivision Phase IV

Good afternoon Peggy,

I had a meeting with my boss Sandra Garley, Director of Community Development, and Tom Healy, Director of Public Works regarding the meeting we had on Friday with Jeff Gastaldi for Spinell Homes and Norm Gutcher from Alaska Rim to discuss options for the road right-of-way width. The following 3 options were discussed:

- 1) Increase the road right-of-way width to the required 60 feet and request a variance from the Palmer Planning and Zoning Commission for the lot size to be less than the required 20,000 square feet, or
- 2) Increase the road right-of-way width to the required 60 feet and request a rezone from R-1E, Single-family Residential Estate to R-1, Single-family Residential from City of Palmer (requires public hearing at Palmer Planning and Zoning Commission and Palmer City Council), or
- 3) Request a variance to the required road right-of-way width of 60' from the City of Palmer, according to PMC 12.12.080 – Variances authorized.

Tom Healy stated that a new subdivision agreement will be required for this new phase. The annexation agreement between the City of Palmer and Spinell Homes dated September 4, 2002 became a moot point once the property was annexed into the City in 2003. The subdivision agreements recorded on March 25, 2003 for Phase I and March 15, 2005 for Phase III are still in effect.

Please keep me updated on the plans for this subdivision.

Thank you,

Kimberly McClure
Planning & Code Compliance Technician
City of Palmer
Department of Community Development
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone (907) 761-1306
Fax (907) 745-5443
<mailto:kmclure@palmerak.org>

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

DUE DATE: **March 31, 2014**
MEETING DATE: April 4, 2014
TIME: 10:00 a.m.
E-MAIL: None
PETITIONER / #: Jeff Gastaldi for Spinell Homes # 248-5454
OWNER(s) / #: Spinell Homes Inc.
SEC/TWP/RNG: SEC 05, T17N, R02E
TAX MAP: PA 12
SUBDIVISION: HIDDEN RANCH PH III
TAX ID: 5678000T00B
REQUEST: Create 34 Lots and 1 Tract from Tract B. Lots are approximately 20,000 sq. ft. and served by City water and septic.

Received
 MAR 24 2014
 City of Palmer

SENT PRE-APP PACKET TO:

PLATTING ASST, **MARILYN MCGUIRE**
 ASSESSMENTS, **SHEILA ARMSTRONG**
 CULTURAL RESOURCES, **FRAN SEAGER-BOSS**
 CULTURAL RESOURCES, **HEATHER RALSTON**
 CULTURAL RESOURCES, **RICHARD MARTIN**
 CODE COMPLIANCE, **THERESA TARANTO**
 EM SERVICES, **RICHARD BOOTHBY**
 LIDS, **MICHAEL NEWMAN**
 ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
 O & M DIVISION, **JENNIFER BALLINGER**

PLATTING OFFICER, **PAUL HULBERT**
 CAPITAL PROJECTS, **CINDY COREY**
 ENGINEERING, **PIERRE STRAGIER**
 ROW COORDINATOR, **ANDY DEAN**
 COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT**
 DEVELOPMENT SERVICES, **SUSAN LEE**
 COMMUNITY DEVELOPMENT, **JILL IRSIK**
 TRANSPORTATION PLANNER: **BRAD SWORTS**
 PRE-DESIGN DIVISION, **DEBBIE PASSMORE**
 PLANNING DIVISION, **LAUREN DRISCOLL**

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?	P
MM Check	✓
E-Mail for Comments	

CERTIFICATE OF OWNERSHIP & DEMONSTRATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE SUBDIVISION AND THAT I HAVE RECEIVED ALL RIGHTS OF WAY TO THE PROPERTY AND THAT I HAVE OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF PALMER AND HAVE COMPLIED WITH ALL REQUIREMENTS OF THE CITY OF PALMER.

NOTARY ACKNOWLEDGEMENT
 I, _____, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as presented to me.

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES DUE TO THE CITY OF PALMER HAVE BEEN PAID AS OF THE DATE OF RECORDATION OF THIS INSTRUMENT.

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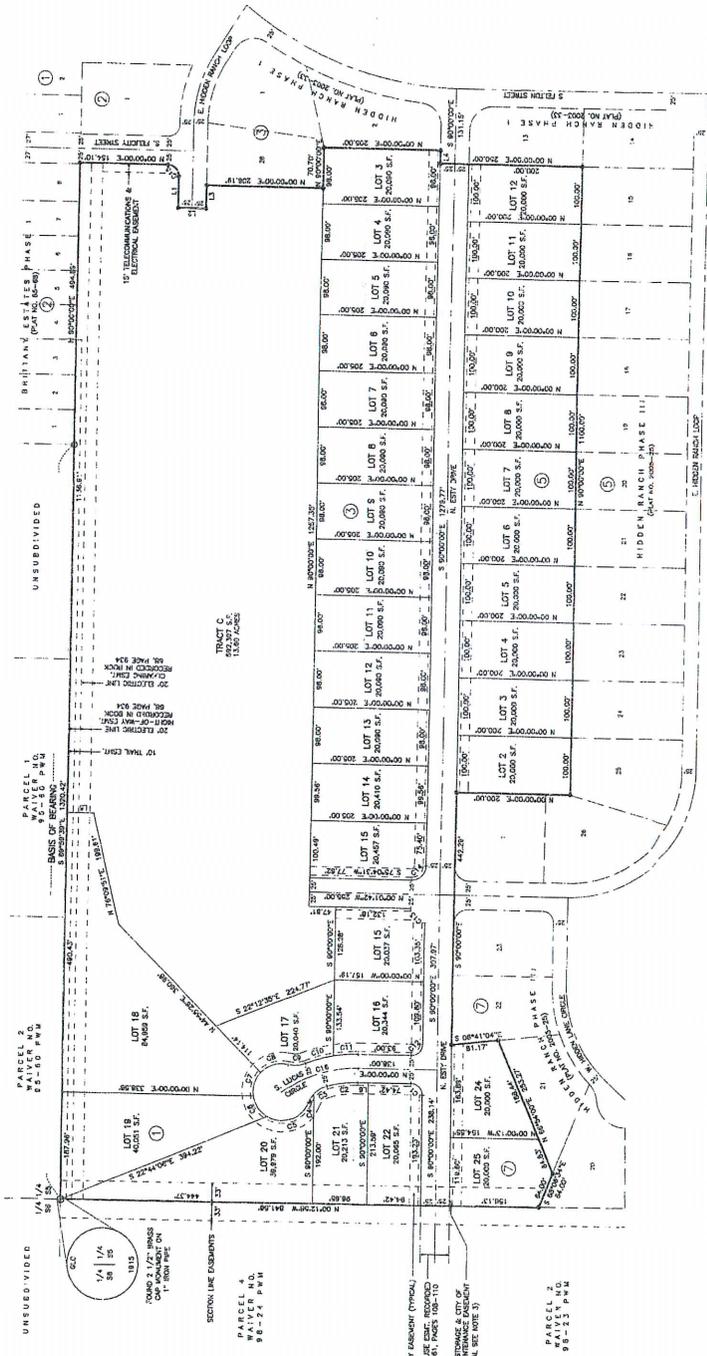
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LINE TABLE

COURSE	BEARING	DISTANCE
1	N 89°00'00" E	100.00
2	S 89°00'00" W	100.00
3	N 00°00'00" E	100.00
4	S 00°00'00" W	100.00
5	N 89°00'00" E	100.00
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39	N 00°00'00" E	100.00
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CURVE TABLE

CURVE	CHORD	ARC LENGTH	AREA
C1	200.00	31.42	3141.59
C2	200.00	31.42	3141.59
C3	200.00	31.42	3141.59
C4	200.00	31.42	3141.59
C5	200.00	31.42	3141.59
C6	200.00	31.42	3141.59
C7	200.00	31.42	3141.59
C8	200.00	31.42	3141.59
C9	200.00	31.42	3141.59
C10	200.00	31.42	3141.59
C11	200.00	31.42	3141.59
C12	200.00	31.42	3141.59
C13	200.00	31.42	3141.59
C14	200.00	31.42	3141.59
C15	200.00	31.42	3141.59
C16	200.00	31.42	3141.59
C17	200.00	31.42	3141.59
C18	200.00	31.42	3141.59
C19	200.00	31.42	3141.59
C20	200.00	31.42	3141.59

LEGEND

- ① FOUND MONUMENT AS RECORDED HEREON
- ② FOUND 1" BROWN PAPER WITH WOODGARD'S
- ③ FOUND 5/8" BROWN PAPER WITH YELLOW PLASTIC CAP
- ④ FOUND 1/2" BROWN PAPER WITH YELLOW PLASTIC CAP
- ⑤ FOUND 3/4" BROWN PAPER WITH YELLOW PLASTIC CAP
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- ㊻ FOUND 40" BROWN PAPER WITH YELLOW PLASTIC CAP

NOTES

- THE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER WATER & SEWER DEPARTMENT.
- THE CITY OF PALMER WATER & SEWER DEPARTMENT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE NECESSARY UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME.
- THE CITY OF PALMER WATER & SEWER DEPARTMENT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE NECESSARY UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME.
- BOUNDARY IS RECORDED AND MEASURED PER PLAT NUMBER 2008-25.

RESTRICTIVE COVENANTS

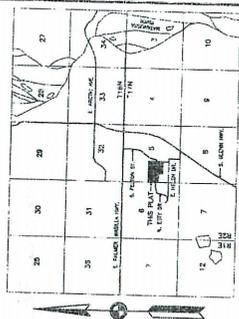
RESTRICTIVE COVENANTS WERE RECORDED APRIL 26, 2001, IN PLAT NUMBER 2001-0500.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

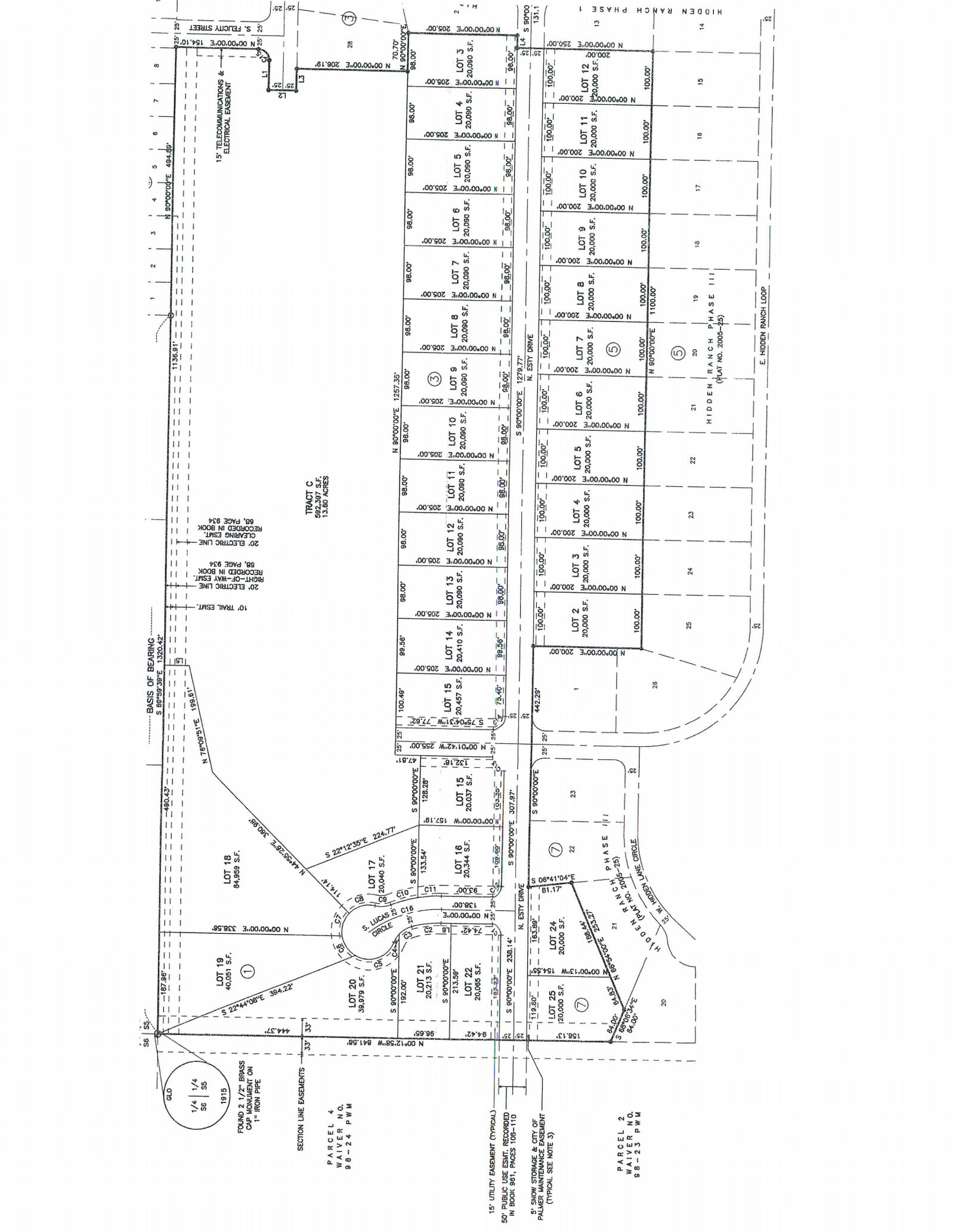
I HEREBY CERTIFY THAT THE SUBDIVISION HEREIN HAS BEEN FOUND TO COMPLY WITH THE PLANNING AND LAND USE REQUIREMENTS OF THE CITY OF PALMER AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AND LAND USE DEPARTMENT.

PLANNING AND LAND USE DIRECTOR

DATE: _____



HIDDEN RANCH SUBDIVISION, PHASE IV
 LOTS 15-22, BLOCK 1, LOTS 3-15, BLOCK 3, LOTS 2-15, BLOCK 5, LOTS 24-25, BLOCK 7, AND TRACT C
 A SUBDIVISION OF THE CITY OF PALMER, ALASKA, PLAT NO. 2008-050
 LOCATED WITHIN BLOCKS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 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1841, 1843, 1845, 1847, 1849, 1851, 1853, 1855, 1857, 1859, 1861, 1863, 1865, 1867, 1869, 1871, 1873, 1875, 1877, 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1907, 1909, 1911, 1913, 1915, 1917, 1919, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1937, 1939, 1941, 1943, 1945, 1947, 1949, 1951, 1953, 1955, 1957, 1959, 1961, 1963, 1965, 1967, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 21



PARCEL 4
 WAIVER NO.
 98-24 P.W.M.

PARCEL 2
 WAIVER NO.
 98-25 P.W.M.

15' UTILITY EASEMENT (TYPICAL)
 50' PUBLIC USE ESMT. RECORDED
 IN BOOK 981, PAGES 109-110

5' SNOW STORAGE & CITY OF
 PALMER MAINTENANCE EASEMENT
 (TYPICAL SEE NOTE 3)

15' TELECOMMUNICATIONS &
 ELECTRICAL EASEMENT

10' TRAIL ESMT.
 20' ELECTRIC LINE
 RECORDED IN BOOK
 98, PAGE 934
 20' RIGHT-OF-WAY ESMT.
 RECORDED IN BOOK
 98, PAGE 934
 CLEARING ESMT.
 RECORDED IN BOOK
 98, PAGE 934

SECTION LINE EASEMENTS
 33'

FOUND 2 1/2" BRASS
 CAP MONUMENT ON
 1" IRON PIPE
 1915
 1/4" 1/4"
 56 | 55

TRACT C
 68.37 ACRES
 13,867 ACRES

HIDDEN RANCH PHASE I
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LOT 1
 84,889 S.F.

LOT 2
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LOT 16
 20,344 S.F.

LOT 17
 20,040 S.F.

LOT 18
 84,889 S.F.

LOT 19
 40,051 S.F.

LOT 20
 39,079 S.F.

LOT 21
 20,213 S.F.

LOT 22
 213,589 S.F.

LOT 23
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LOT 24
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LOT 25
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 33'

FOUND 2 1/2" BRASS
 CAP MONUMENT ON
 1" IRON PIPE
 1915
 1/4" 1/4"
 56 | 55

TRACT C
 68.37 ACRES
 13,867 ACRES

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 1/4" 1/4"
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SECTION LINE EASEMENTS
 33'

FOUND 2 1/2" BRASS
 CAP MONUMENT ON
 1" IRON PIPE
 1915
 1/4" 1/4"
 56 | 55

TRACT C
 68.37 ACRES
 13,867 ACRES

HIDDEN RANCH PHASE I
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 1915
 1/4" 1/4"
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TRACT C
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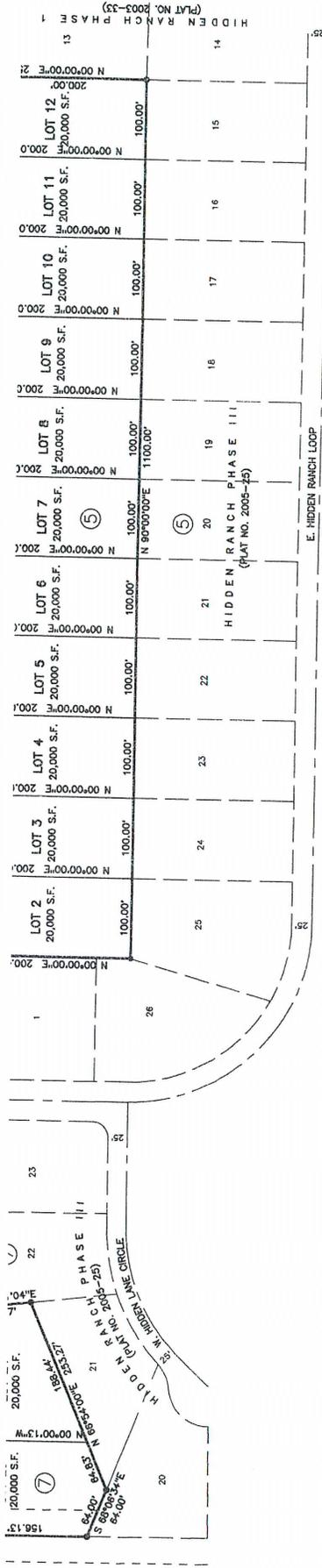
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PARCEL 2
20,000 S.F.
W-13 P.W.U.
98-25 P.W.U.

NOTES

1. THESE LOTS ARE TO BE SERVED BY THE CITY OF PALMER WATER & SEWER SYSTEMS. NO ON SITE WATER OR SEWER SYSTEMS WILL BE PERMITTED ON ANY LOT, EXCLUDING TRACT C.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN ALL NECESSARY PERMITS AND TO DETERMINE WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. THE CITY OF PALMER MAY REQUIRE TYPICAL SETBACKS BE MEASURED FROM THE EXTERIOR FACE OF FOUNDATION WALLS, AND DRAINAGE EASEMENTS, CHECK WITH THE CITY OF PALMER BEFORE BUILDING.
4. BOUNDARY IS RECORD AND MEASURED PER PLAT NUMBER 2005-25.

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH-BEARING
C1	20.00'	20.00'	31.42'	90°00'00"	28.84'	S 45°00'00"W
C2	200.00'	28.04'	59.72'	15°57'47"	55.84'	S 88°58'17"W
C3	50.00'	14.08'	27.45'	31°27'25"	27.11'	S 31°41'30"E
C4	50.00'	14.08'	27.45'	21°22'27"	18.54'	S 58°08'28"E
C5	50.00'	14.08'	27.45'	18.05'	18.54'	N 89°58'17"E
C6	50.00'	14.08'	27.45'	18.05'	18.54'	N 19°48'58"W
C7	50.00'	14.08'	27.45'	18.05'	18.54'	N 73°29'20"E
C8	50.00'	14.08'	27.45'	18.05'	18.54'	S 04°46'03"W
C9	50.00'	14.08'	27.45'	18.05'	18.54'	S 17°34'52"E
C10	250.00'	26.05'	51.91'	11°52'51"	51.89'	S 03°05'28"E
C11	250.00'	26.05'	51.91'	10°10'52"	44.36'	N 45°00'00"W
C12	25.00'	25.00'	31.42'	90°00'00"	28.28'	S 44°56'09"W
C13	25.00'	25.00'	31.42'	89°58'17"	35.38'	S 89°58'17"W
C14	25.00'	25.00'	31.42'	89°58'17"	28.28'	S 44°56'09"W
C15	25.00'	25.00'	31.42'	36°42'18"	141.69'	S 18°21'08"E
C16	225.00'	74.64'	144.14'	36°42'18"	141.69'	S 18°21'08"E

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 88°58'17"W	56.02'
L2	S 30°01'43"E	30.00'
L3	N 89°58'17"E	40.52'
L4	N 89°58'17"E	47.37'
L5	N 89°58'17"E	47.37'
L6	N 00°00'00"E	18.58'

LEGEND

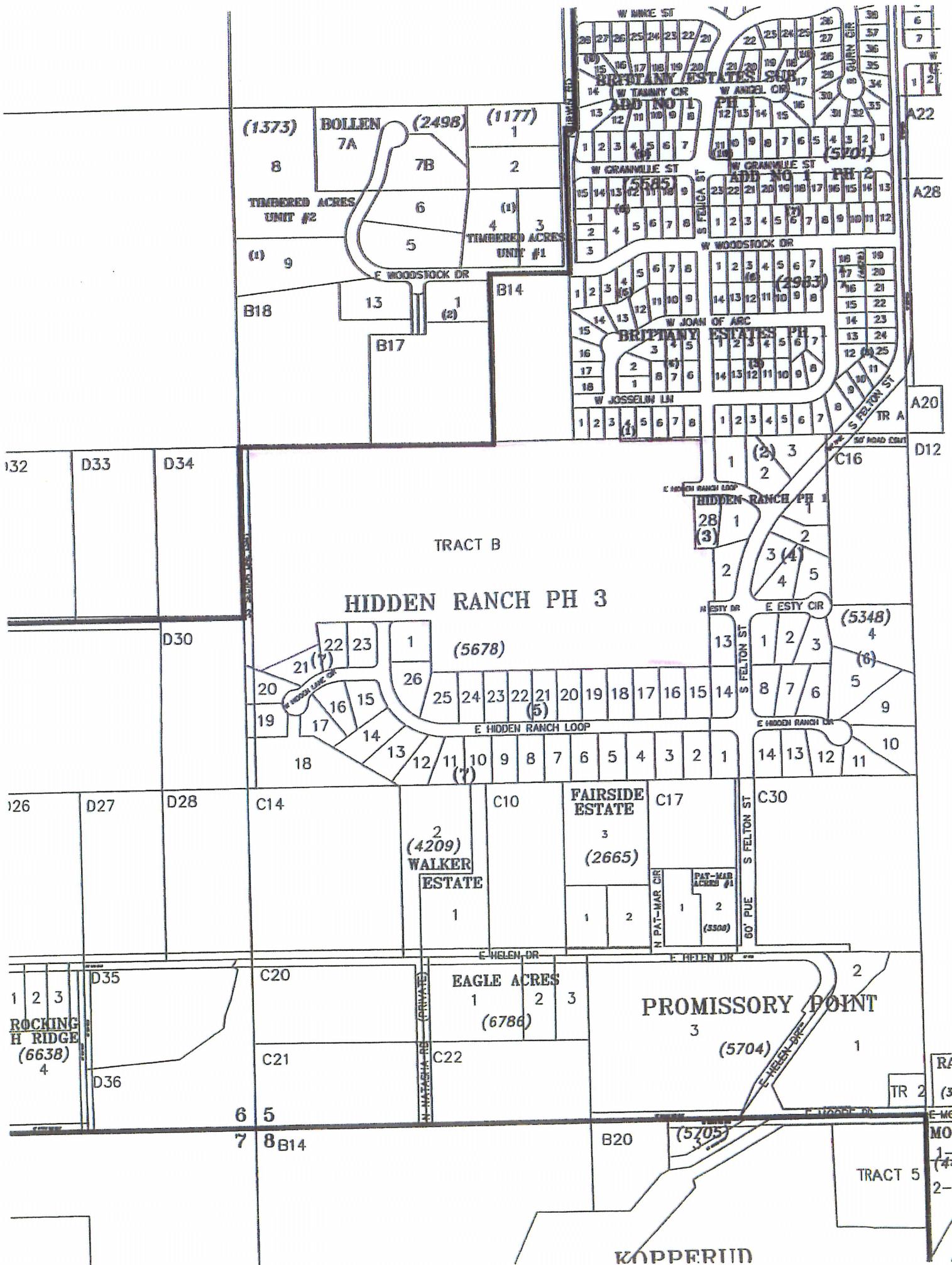
- ⑤ FOUND MONUMENT AS DESCRIBED HERE
- FOUND 1" IRON PIPE WITH WOODEN PL
- FOUND 5/8" REBAR WITH YELLOW PLAS
- STAMPED "8925-S"
- SET 5/8" X 30" REBAR WITH YELLOW F
- CAP STAMPED "LS-8091"

SURVEYOR'S CERTIFICATE

I 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 THE MONUMENTS SHOWN ON THE PLAT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT AND THAT ALL DIMENSIONAL AND AREA DATA ARE AS DESCRIBED.



DATE
3/10/14



KOPPERTIN

TR 2 (3)
E MC
MO
1-
7-
2-



Pre-Application Conference Request

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

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

Gostaldi Land Surveying, LLC
700 E. Dowling Rd, Suite #8
Anchorage, AK 99502 248-5354

Spinnell Homes, Inc

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.):
55678 000T00B Hidden Ranch Phase III,
17N 02E 05

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.:

to create 34 lots and one tract from Tract B
of Hidden Ranch Phase III. Lots are approximately 20,000 sq
and served by both city water & septic

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:
4/4/14 Friday @ 10AM

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
3/20/14
AK25

PRELIMINARY APPLICATION CONFERENCE

TECH: PHF

TAX MAP: PA 12 # PA20140049 MSB / Platting Phone # 861-7874

DATE: 4/4/2014

LEGAL: T 17N R2E Sec 5

REC DIST: Palmer

NAME: Gastaldi for Spinell Homes

PHONE: 248-5454

ADDRESS: 2000 E. Dowling Rd, Ste 8, Anchorage AK 99507

SUBD NAME: Hidden Ranch Ph 3

TAX ACCT #: 5678000T00B

<u>REQUIRED</u>	<u>SUBMITTED</u>	
<u>12</u>	<u> </u>	Copies of blueline prints (folded to 8½ X 11 or smaller)
<u>X</u>	<u> </u>	As-Built (may be overlaid on preliminary plat copies)
<u>X</u>	<u> </u>	Topographic maps, signed & sealed
<u>X</u>	<u> </u>	Drainage Plan
<u>X</u>	<u> </u>	Water and Sewer preliminary designs
<u>X</u>	<u> </u>	Certificate to Plat (Prepared by a Title Company)
<u>X</u>	<u> </u>	Owner's Statement
<u>X</u>	<u> </u>	Petition to Amend or Alter a Plat
<u>X</u>	<u> </u>	Preliminary Plat Application

 X FEES:

	<u>Preliminary</u>	<u>Final</u>
<u> </u> X Preliminary Plat	(\$500.00 min)	(50% of Prelim fee)
<u> </u> X Public Hearing/Variance/Public Use Easement		<u>\$ 250.00</u>
<u> </u> X Postage & Advertising Fees (letter sent after submittal)		\$ 125.00±
<u> </u> X Recording Fees		\$ 20.00+
<u> </u> X Taxes/Special Assessments - to be paid in full for year of recording.		

NOTE: *(Please obtain a tax sheet from Platting prior to payment)*

x variance 43.20.05 SA(3), 43.20.055(A)(3)

COMMENTS:

This pre-app is to create 34 lots and 1 tract from Tract B. Lots are approximately 20,000 sq ft and will be served by city of Palmer water and septic. A useable area report is not necessary.

Property is zoned R-1E, Single-family residential estate. Minimum lot area is 20,000 sq ft with minimum average lot width of 85 feet. Each lot shall have not less than 45 feet of frontage when a lot fronts on a cul-de-sac or 60 feet of frontage on a street, according to PMC 17.52.080, Minimum lot requirements. City of Palmer may require the installation of fire hydrants.

New rights-of-way must be 60' wide. 50' radii cul-de-sacs are allowed but prefer 60' radii. If 50', place a 5' snow storage easement around cul-de-sac. COP may require 60' radii to comply with IFC regs.

City passed an ordinance allowing streets to be ditched for drainage (no curb, gutter & storm drain required), if lots are no less than 20,000 sq ft.

Recommend submitting master plan with Tract C being divided later in second Phase.

1. Hire a registered land surveyor to prepare a plat to be approved under the PRELIMINARY PLAT process. Surveyor to show all easements of record on preliminary plat per MSB 43.15.015(A)(13).
2. Provide current as-built of all improvements, i.e., structures, wells, septic, driveways, etc., including above ground utilities. This may be shown on the plat or as a separate document. ~~As-built will verify all setbacks are met, for the subject property only. All structures required to be in conformance to MSB 17.55 Setbacks. For further information on setback distances, etc., please contact Code Compliance Division at 745-9853.~~
3. Topographic contours are required for those parcels less than 400,000 sq ft (9.183 acres). Topographic information can be overlaid on the preliminary plat, and will show the proposed subdivision and surrounding area within 50', per MSB 43.15.045(A)(1). Five foot contours required if ground slope is less than 10%; 10 foot contours if ground slope is greater than 10%. Topographic map to be stamped and sealed by a registered land surveyor. A detailed topographic narrative is allowed for any parcels over 400,000 sq ft.
4. Provide a Drainage plan. Per the Subdivision Construction Manual (SCM D01 Drainage Requirements) a drainage plan must show contour levels; drainage swales; proposed drainage routing with necessary easements to show positive drainage (include any changes that may affect adjacent property); culvert calculations and sizing. Drainage from proposed construction activities require an analysis of the development's impact on adjacent and subject property, along with a plan for drainage management and erosion control that describes how runoff mitigation shall occur, on-site and off-site.
5. Provide preliminary water and sewer design with preliminary plat submittal.
6. Access to be provided to proposed lots per MSB 43.20.100 Access Required. Roads to be constructed to Borough residential subcollector road standards per Subdivision Construction Manual (SCM). Per MSB 43.20.055(A)(3) new rights-of-way (ROW) are at least 60' in width.
7. Access, per MSB 43.20.140, to proposed subdivision will be located entirely within dedicated or legal rights-of-way and conform to existing requirements of the City of Palmer road standards.
8. Provide a Certificate of Plat title report, which may be obtained from a local title company. Per MSB 43.05.050(B) the report must be current within 120 days of submittal. Report will need to be updated within 90 calendar days of recording, per MSB 43.15.053(E).
9. Provide a notarized Owner's Statement, Petition to Amend or Alter a Plat, and completed Preliminary Plat Application forms.
10. Once preliminary plat/master plan is submitted with all fees and forms, Platting staff reviews for completeness. Once accepted by staff, public hearing date will be set approximately 45 days from acceptance. A preliminary plat or master plan, once approved by the Platting Board, is valid for 72 months from date of written Notice of Action (NOA). The Platting Officer may grant two extensions, not to exceed two year each per MSB 43.15.015(C)(2). The Platting Board has the authority to grant additional extensions.
11. Postage & advertising cost for public hearing are billed once a hearing date is set. Per MSB 43.10.065, all property owners within 1200' of the parcel, and all lots/tracts in the subdivision will be notified of the public hearing. Notice of Public Hearing is also advertised in the local paper.

12. After Board approval, request a preconstruction meeting with the City of Palmer Public Works. Once the City of Palmer has allowed, a Notice to Proceed will be issued. Notify Platting in writing 48 hours prior to construction start-up. Residential Subcollector street standard is required due to the number of lots being created.
13. All road and cul-de-sacs to be centered in the ROW and constructed driving surface (shoulder to shoulder) no wider than the requirement for the class of road. During construction, a licensed civil engineer must inspect the general subdivision construction activities, and final inspection will be done with a City of Palmer representative. Documentation from a professional civil engineer to state roads used for access and internal circulation conform to current Palmer standards will be required.
14. Obtain ADEC and City of Palmer signoff on water and sewer extension prior to recordtion.
15. Developers are not to encumber proposed rights-of-way by utility easements unless easement documents contain verbiage to be automatically relinquished upon plat recordation.
16. Establish or confirm establishment of a minimum of two primary monuments on boundary of property being subdivided per MSB 43.15.054(B).
17. A signed affidavit from all holders of a beneficial interest is required to be recorded with the plat.
18. Taxes and special assessments must be current prior to recording, per MS 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash. Please obtain a tax sheet from Platting prior to payment.
19. Recording fees are payable to the State of Alaska, DNR.

Per Matanuska-Susitna Borough 43.15.010 (E): No proceeding under this section binds the platting board or the platting officer in their review of any plat, or relieves a subdivider of the responsibility of independently becoming familiar with the procedures and standards for approval of an application under this title.

Please Note: Matanuska-Susitna Borough Code is subject to change.

Gastaldi Land Surveying, LLC

2000 E. Dowling Road, Suite 8 • Anchorage, Alaska 99507
(907) 248-5454 • Fax (907) 248-9362



March 20, 2014

Matanuska-Susitna Borough
Planning\Platting Department
350 East Dahlia Avenue
Palmer, Alaska 99645

Attention: Mr. Paul Hulbert\Platting Officer

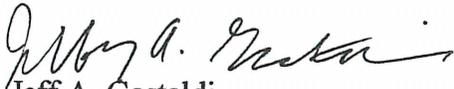
RE: Hidden Ranch Subdivision, Phase IV; Lots 15-22, Block 1, Lots 3-15, Block 3
& Lots 2-15, Block 5 " Preliminary Plat"

Old MSB Case No. 2003-01220

Mr. Hulbert:

As we discussed previously, my client, (Spinell Homes) would like to re-start the platting process for the Hidden Ranch Subdivision project in Palmer. The approved Master Plan has expired. Therefore, we are formally requesting a Pre-Application Conference in order to begin the process. I have enclosed a copy of the proposed Preliminary Plat and a check in the amount of \$25.00 for the application fee. Alaska Rim Engineering (Chuck Leet) has been retained for the engineering portion of this project. City sewer and water will be provided for the lots as in the previous phases of this development. If you need additional information on this matter please let me know.

Regards,


Jeff A. Gastaldi
Registered Land Surveyor

Pre-Application Conference Request

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

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

Gastaldi Land Surveying, LLC
2000 E. Dowling Rd, Suite #8
Anchorage AK 99507 248-5484

Spencer Homes, Inc

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.):
55678 000T00B Hidden Ranch Phase III,
17N 02E 05
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.:
to create 34 lots and one tract from Tract B
of Hidden Ranch Phase III. Lots are approximately 20,000 sq
and served by both City Water & septic.

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:

4/4/14 Friday @ 10am

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
3/20/14
AOS



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

RECEIVED David Meneses
Building Inspector

MEMORANDUM

APR 01 2014

Beth Skow
Library Director

PLATTING

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician R GASTALDI
DATE: March 31, 2014
SUBJECT: Tract B, Hidden Ranch Phase III

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 response received. Concur, no changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: This property is zoned R-1E, Single-family Residential Estate. The minimum lot area requirement in the R-1E district is 20,000 square feet with a minimum average lot width of 85 feet. Each lot shall have not less than 45 feet of frontage when a lot fronts on a cul-de-sac or 60 feet of frontage on a street, according to PMC 17.52.080 Minimum lot requirements. Access for proposed subdivision will be from North Esty Drive with secondary access from East Hidden Ranch Loop.
4. Fire Chief: No response received. Concur, no changes necessary.
5. Public Works: No response received. Concur, no changes necessary.
6. Planning and Zoning Commission: This pre-application package is scheduled to be reviewed at the April 17 P & Z meeting. Any additional comments will be forwarded.

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

DUE DATE: **March 31, 2014**
 MEETING DATE: **April 4, 2014**
 TIME: **10:00 a.m.**
 E-MAIL: **None**
 PETITIONER / #: **Jeff Gastaldi for Spinell Homes # 248-5454**
 OWNER(s) / #: **Spinell Homes Inc.**
 SEC/TWP/RNG: **SEC 05, T17N, R02E**
 TAX MAP: **PA 12**
 SUBDIVISION: **HIDDEN RANCH PH III**
 TAX ID: **5678000T00B**
 REQUEST: **Create 34 Lots and 1 Tract from Tract B. Lots are approximately 20,000 sq. ft. and served by City water and septic.**

RECEIVED
MAR 24 2014

BY: _____ DIVISION
R

SENT PRE-APP PACKET TO:

PLATTING ASST, MARILYN MCGUIRE
ASSESSMENTS, SHEILA ARMSTRONG
CULTURAL RESOURCES, FRAN SEAGER-BOSS
CULTURAL RESOURCES, HEATHER RALSTON
CULTURAL RESOURCES, RICHARD MARTIN
CODE COMPLIANCE, THERESA TARANTO
EM SERVICES, RICHARD BOOTHBY
LIDS, MICHAEL NEWMAN
ENVIRONMENTAL PLANNER, FRANKIE BARKER
O & M DIVISION, JENNIFER BALLINGER

PLATTING OFFICER, PAUL HULBERT
CAPITAL PROJECTS, CINDY COREY
ENGINEERING, PIERRE STRAGIER
ROW COORDINATOR, ANDY DEAN
COMMUNITY DEVELOPMENT, ELIZABETH WEIANT
DEVELOPMENT SERVICES, SUSAN LEE
COMMUNITY DEVELOPMENT, JILL IRSIK
TRANSPORTATION PLANNER: BRAD SWORTS
PRE-DESIGN DIVISION, DEBBIE PASSMORE
PLANNING DIVISION, LAUREN DRISCOLL

COMMENTS:

no problem

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 ?	<i>no</i>
Cartograph Sheet	/
CITY P/W/H?	<i>P</i>
MM Check	/
E-Mail for Comments	

From: Paul Hulbert
Sent: Monday, March 24, 2014 12:54 PM
To: Platting
Subject: RE: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.

MAR 25 2014

PLATTING

- new right-of-way widths are to be 60'
- cul-de-sac radii remain at 50', prefer 60', past practice has been 50' with 10' snow storage easement adjoining. COP may stipulate 60' radii to be in compliance with IFC regs.
- City passed an ordinance allowing streets to be ditched for drainage (no curb, gutter & storm drain required) if lots were not less than 20,000 sq ft in size
- master plan approval in 2001 and recordation of Phase 1 in 2003 property was not in the city limits, 50' row was ok. Ph III recorded in '05 the COP had annexed the property, their minimum row widths are 60' so a 5' snow storage easement was added on to the 50' rows instead of redesigning the lots
- Talked this over with Jeff Gestaldi, he will discuss this with owner and may be submitting a variance
- obtain ADEC/COP approval for water and sewer
- COP will require fire hydrants
- recommend master plan with tract c being divided the same as this plat as originally submitted in 2001

From: Sloan VonGunten **On Behalf Of** Platting

Sent: Monday, March 24, 2014 9:36 AM

To: City of Palmer (kmclure@palmerak.org); Sandra Garley; Andy Dean; Brad Sworts; Cindy Corey; Debbie Passmore; Elizabeth Weiant; Fran Seager-Boss; Frankie Barker; Heather Ralston; Jennifer Ballinger; Jill Irsik; Lauren Driscoll; Michael Newman; Paul Hulbert; Pierre Stragier; Richard Boothby; Richard Martin; Sheila Armstrong; Susan Lee; Theresa Taranto

Subject: FW: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.

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

RECEIVED

MAR 26 2014

PLATTING

JR

DUE DATE: March 31, 2014
 MEETING DATE: April 4, 2014
 TIME: 10:00 a.m.
 E-MAIL: None
 PETITIONER / #: Jeff Gastaldi for Spinell Homes # 248-5454
 OWNER(s) / #: Spinell Homes Inc.
 SEC/TWP/RNG: SEC 05, T17N, R02E
 TAX MAP: PA 12
 SUBDIVISION: HIDDEN RANCH PH III
 TAX ID: 5678000T00B
 REQUEST: Create 34 Lots and 1 Tract from Tract B. Lots are approximately 20,000 sq. ft. and served by City water and septic.

SENT PRE-APP PACKET TO:

PLATTING ASST, MARILYN MCGUIRE
 ASSESSMENTS, SHEILA ARMSTRONG
 CULTURAL RESOURCES, FRAN SEAGER-BOSS
 CULTURAL RESOURCES, HEATHER RALSTON
 CULTURAL RESOURCES, RICHARD MARTIN
 CODE COMPLIANCE, THERESA TARANTO
 EM SERVICES, RICHARD BOOTHBY
 LIDS, MICHAEL NEWMAN
 ENVIRONMENTAL PLANNER, FRANKIE BARKER
 O & M DIVISION, JENNIFER BALLINGER

PRE-APP ROUTING SLIP

- Glenda
- Nancy H.
- Ray
- Eric
- Bruce
- George

Date Received:

3/24/2014 9:39 AM

RETURN TO NANCY BY:

3/31/14

COMMENTS:

* NO MSB land affected.

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
Cartegraph Sheet	✓
CITY P/W/H?	P
MM Check	✓
E-Mail for Comments	

MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

RECEIVED

MAR 28 2014

PLATTING

Matanuska - Susitna Borough
 Development Services

MAR 24 2014

RECEIVED

PR

DUE DATE: March 31, 2014
 MEETING DATE: April 4, 2014
 TIME: 10:00 a.m.
 E-MAIL: None
 PETITIONER / #: Jeff Gastaldi for Spinell Homes # 248-5454
 OWNER(s) / #: Spinell Homes Inc.
 SEC/TWP/RNG: SEC 05, T17N, R02E
 TAX MAP: PA 12
 SUBDIVISION: HIDDEN RANCH PH III
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 ASSESSMENTS, SHEILA ARMSTRONG
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 CULTURAL RESOURCES, RICHARD MARTIN
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 ENVIRONMENTAL PLANNER, FRANKIE BARKER
 O & M DIVISION, JENNIFER BALLINGER

PLATTING OFFICER, PAUL HULBERT
 CAPITAL PROJECTS, CINDY COREY
 ENGINEERING, PIERRE STRAGIER
 ROW COORDINATOR, ANDY DEAN
 COMMUNITY DEVELOPMENT, ELIZABETH WEIANT
 DEVELOPMENT SERVICES, SUSAN LEE
 COMMUNITY DEVELOPMENT, JILL IRSIK
 TRANSPORTATION PLANNER: BRAD SWORTS
 PRE-DESIGN DIVISION, DEBBIE PASSMORE
 PLANNING DIVISION, LAUREN DRISCOLL

COMMENTS:

Open Cases Y or N SpUD Y or N

FIRM # 8135 Zone X

Comments: _____

Date: 3/28/14 By: [Signature]

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 ?	<u>NO</u>
Cartograph Sheet	/
CITY P/W/H?	<u>P</u>
MM Check	/
E-Mail for Comments	

Sloan VonGunten

From: Susan Lee
Sent: Monday, March 24, 2014 12:01 PM
To: Platting
Subject: RE: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.

Located in the City of Palmer.

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)
PLEASE NOTE NEW DIRECT LINE PHONE NUMBER

RECEIVED

MAR 25 2014

PLATTING

JK

From: Sloan VonGunten **On Behalf Of** Platting
Sent: Monday, March 24, 2014 9:36 AM
To: City of Palmer (kmccclure@palmerak.org); Sandra Garley; Andy Dean; Brad Sworts; Cindy Corey; Debbie Passmore; Elizabeth Weiant; Fran Seager-Boss; Frankie Barker; Heather Ralston; Jennifer Ballinger; Jill Irsik; Lauren Driscoll; Michael Newman; Paul Hulbert; Pierre Stragier; Richard Boothby; Richard Martin; Sheila Armstrong; Susan Lee; Theresa Taranto
Subject: FW: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.

Sloan VonGunten

From: Michael Newman
Sent: Monday, March 24, 2014 12:26 PM
To: Platting
Subject: RE: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.

RECEIVED

No LIDs on this property 55678000T00B

MAR 25 2014

PLATTING

From: Sloan VonGunten **On Behalf Of** Platting

Sent: Monday, March 24, 2014 9:36 AM

To: City of Palmer (kmccclure@palmerak.org); Sandra Garley; Andy Dean; Brad Sworts; Cindy Corey; Debbie Passmore; Elizabeth Weiant; Fran Seager-Boss; Frankie Barker; Heather Ralston; Jennifer Ballinger; Jill Irsik; Lauren Driscoll; Michael Newman; Paul Hulbert; Pierre Stragier; Richard Boothby; Richard Martin; Sheila Armstrong; Susan Lee; Theresa Taranto

Subject: FW: Pre-app Jeff Gastaldi for Spinell Homes 4/4/2014 @ 10:00 a.m.