

Attachment(s):

- Preliminary Plat Request for Comments, dated December 15, 2014
- Vicinity Map
- Fred Meyer and DOWL HKM December 11, 2014, letters
- Conceptual Site Plan showing affected property

Summary statement:

Fred Meyer Stores, Inc. has requested the vacation of a portion of the W. Dogwood Avenue right-of-way owned by the City of Palmer. The vacated property is approximately 30,700 square feet. The vacation will allow Fred Meyer to reconstruct access from W. Dogwood Ave. to the Fred Meyer property and will provide a storm water retention area. The City will deposit the money paid by Fred Meyer for the vacated property in General Fund revenue (01-00-00-3699).

The City bought this property from Gary Lundgren in 2005 as part of the project to construct the extension of W. Dogwood Ave. west of the Glenn Highway and to provide additional access to the Carrs Supermarket that occupied the property at the time. Carrs contributed funds to the property purchase.

The property vacation process is the responsibility of the Mat-Su Borough as the platting authority. The Borough Platting Division requests comments on this proposal by January 23, 2015. The purpose of this Action Memorandum is to authorize those comments. The public hearing on the vacation request before the platting board is on February 5, 2015.

Also, City code subsection 2.20.040 B.1. requires the Planning Commission to make recommendations to the Borough platting board regarding platting and subdividing. The commission will review the proposed vacation at its January 15 meeting and may provide additional comments to include in the City Council comments and transmitted to the platting board.

By State law, the City will have thirty days following the platting board's decision to either consent to or veto the board's action. To address the City Code requirement at PMC 3.20.080 (P) that requires the Council to approve the disposal of City real property by resolution, staff will prepare a resolution for the February 24, 2015, Council meeting consenting to or vetoing the action, to include a determination to either dispose of or retain the property.

Comments to the Borough platting board on this matter should include the following, as well as any other comments the City Council may choose to make:

1. The subject property does not contain any City utilities or structures.
2. The vacated property shall retain the existing 20-foot wide utility easement.
3. Fred Meyer Stores, Inc. shall pay the City fair market value for the property vacated.
4. The disposal of this property will not be final until thirty days after the Palmer City Council's approval of a resolution authorizing the disposal of the property.

Administration recommendation: Approve Action Memorandum No. 15-006.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: January 23, 2015

December 15, 2014

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage
AK Dept. of Transportation – Palmer
AK Dept. of Transportation – Aviation
AK DNR, Division of Mining/Land/Water
AK DNR, Public Access Defense
AK DNR, Division of Agriculture
AK DF&G, Habitat Mgmt. & Permitting
AK DF&G, Division of Sport Fish
AK Railroad, Engineering Department
Corp of Engineers
U.S. Postmaster
City of: Palmer
Community Council:
Fire Service Area: #132 Greater Palmer
Road Service Area:
MSB – Borough Attorney

MSB – Emergency Services
MSB – Community Development
MSB – Cultural Resources
MSB – Capital Projects, Engineering
MSB – Public Works, O&M
MSB – Assessments
MSB – Code Compliance
MSB – Planning Division
MSB – Pre-Design Division
MSB – Permit Center
M.E.A.
M.T.A.
Enstar
GCI
Assembly District #2 Matthew Beck

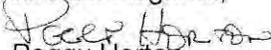
Title: Fred Meyer and vacation of a portion of W. Dogwood Ave
Location: Sec 32, T18N, R2E, S.M, AK
Petitioner: Fred Meyer Stores, Inc.
Address: 3800 SE 22nd Ave, Portland OR 97202
Petitioner: Gary James Lundgren
Address: 119 Cedar Street, Seattle WA 98121
Surveyor: DOWL/HKM
Address: 4041 B Street, Anchorage AK 99503

An application has been received to resubdivide Tract A, Golden Glenn Estates Phase 1 and Tract C-1, The Highlands Phase II into 2 tracts to be known as Fred Meyer Subdivision, containing 69.05 acres. The petitioners have also requested to vacate a portion of W. Dogwood Ave and eliminate a 25' Screening & Buffer Easement within proposed Tract A. Located within Township 18 North, Range 2 East, Section 32, 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 preliminary 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 **January 23, 2015** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **February 5, 2015**.

Kindest Regards,


Peggy Horton

Platting Technician

peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

December 11, 2014

Tom Healy
Director, Public Works Department
City of Palmer
231 W. Evergreen Avenue
Palmer, AK 99645

Subject: Letter of Authorization
Fred Meyer Store, Inc. - Palmer, AK

Dear Mr. Healy:

As the property owner of record for tax parcel **33785**, I hereby grant permission for DOWL HKM to be the applicant on behalf of Fred Meyer Stores, Inc. for the purpose of applying and processing the application for Vacation of Right of Way, Street, or Alley, and any other required subdivision entitlement through the City of Palmer.

If you have any questions or need any further information, please feel free to call me anytime.

Sincerely,



Tom Gibbons
Real Estate Manager
Fred Meyer Stores
(503)797-3533
Tom.gibbons@fredmeyer.com



December 11, 2014
W.O. 1127.61835.01

TOM HEALY

Director, Public Works Department
City of Palmer
231 W. Evergreen Avenue
Palmer, AK 99645

Subject: Right-of-Way Vacation Request
Portion of West Dogwood Avenue @ Glenn Highway

Dear Mr. Healy:

DOWL HKM, at the request of Fred Meyer, Inc. requests a Right-of-Way (ROW) vacation for a portion of West Dogwood Avenue at the intersection of Glenn Highway as shown on the Preliminary Plat included in this submittal. This portion of ROW is not necessary for future use. Access to Tract A, Fred Meyer Subdivision will be accessible by a driveway on the northern boundary of this site as shown on the Conceptual Site Plan for the new Palmer Fred Meyer Store.

If you have any questions or need any further information, please feel free to call me anytime.

Sincerely,

Tanya Hickok, P.E., LEED AP
Planning & Environmental Services Manager
DOWL HKM
(907)562-2000
thickok@dowlhkm.com

CONCEPTUAL SITE PLAN

