



**City of Palmer**  
**Planning and Zoning Commission Packet**  
*June 16, 2016*



**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7 PM, THURSDAY, JUNE 16, 2016**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



CHAIRMAN DAN LUCAS  
VICE CHAIRMAN DAVID PETTY  
COMMISSIONER WILLIAM KERSLAKE, SR.  
COMMISSIONER MICHAEL KIRCHER  
COMMISSIONER MERRY MAXWELL  
COMMISSIONER DOUGLAS CRUTHERS  
COMMISSIONER DAVID FULLER

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of May 19, 2016
- F. Persons to be Heard
- G. Public Hearings
  - 1. Resolution No. 16-004: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way, Palmer to be Rezoned from CG - General Commercial to I - Industrial with Special Limitations; these special limitations restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses, located in Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
- H. Unfinished Business
- I. New Business
- J. Plat Reviews
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments
- N. Adjournment



## Minutes

**PLANNING & ZONING COMMISSION**  
**CITY OF PALMER, ALASKA**  
**REGULAR MEETING**  
**THURSDAY, MAY 19, 2016**  
**7:00 P.M. - COUNCIL CHAMBERS**

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**A. CALL TO ORDER:**

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

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Dan Lucas, Chairman  
David Petty, Vice Chairman  
William Kerslake, Sr.  
Michael Kircher  
Douglas Cruthers  
David Fuller

Excused absence(s):

Merry Maxwell

Also present were:

Sandra S. Garley, Community Development Director  
Kimberly A. McClure, Planning and Code Compliance Technician  
Pam Whitehead, Recording Secretary

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

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented.

**E. MINUTES OF PREVIOUS MEETING(S):**

The minutes of the **March 17, 2016 Regular** Meeting were approved as presented.  
The minutes of the **April 14, 2016 Special** Meeting were approved as presented.

**F. PERSONS TO BE HEARD:**

There were no persons wishing to speak on a topic not on the agenda.

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

**H. UNFINISHED BUSINESS:** There was no Unfinished Business.

**I. NEW BUSINESS:**

- 1. Resolution No. 16-003:** A Resolution of the Palmer Planning and Zoning Commission for the Reconsideration of Recommending the City Council Adopt an Expanded Boundary of the Central Business District.

Staff Report: Director Garley reminded of past efforts (Resolution 12-003) to expand the CBD, referencing the map (page 29) in the packet showing the proposed expanded boundary. The proposed expansion did not happen in 2012, there has been some growth in the business area as was predicted, and there is now a renewed interest in considering expansion of the CBD boundary. Staff has worked on better clarification of the proposed boundary legal description which is reflected in Resolution 16-003.

**Commissioner Kircher** moved, seconded by **Commissioner Petty**, for approval of Resolution 16-003 and move it forward to the City Council with a recommendation for adoption.

Commissioners Kircher and Petty spoke in favor of recommending expansion of the CBD as outlined in the resolution. Commissioner Cruthers had reservations about any type of business being able to locate in a residential neighborhood within the proposed boundary. Director Garley fielded questions pointing out that the CBD does not change the underlying zoning; there is some residential, but overall throughout this proposed boundary, the predominant use is Commercial, followed by Public, and some Commercial-Limited; there is some high-density residential, but not much single-family residential. She further outlined the benefits of a CBD, primarily concerning parking.

City Manager Wallace spoke to the extent of how the zoning has changed within the district in the last couple of years, the inequity amongst the lots, and the need to change some of the parking regulations, including businesses being able to utilize alleyways for parking.

**Gary Wolf**, Architect, business located in downtown Palmer, spoke to the issues surrounding current parking restrictions; he encouraged the Commission to support approval of the proposed expansion.

Commissioner Kircher pointed out the CBD is an overlay district designed to allow flexibility in making changes, like the parking conditions, without having to rezone any particular area.

**ROLL CALL VOTE ON MOTION [Resolution 16-003]: CARRIED UNANIMOUSLY.**  
[Kerslake-Yes; Kircher-Yes; Petty-Yes; Lucas-Yes; Cruthers-Yes; Fuller-Yes]

**J. PLAT REVIEWS:**

1. **IM 16-006:** Applications for an Interim Materials District (IMD) and Administrative Permit have been submitted for the removal of 3,120,000 cubic yards of earth material through 2060 for Tax Parcel D005 in Section 1, Township 17 North, Range 1 East, Seward Meridian, located outside Palmer city limits.

Director Garley provided a staff report. The Commission previously reviewed the original materials extraction application at the Central Landfill, which has been

withdrawn and a new application has been submitted for the removal of earth material as above stated. See Map (packet page 39) for location of subject parcel. Other City departments had no additional comment. This parcel is located adjacent to the 155 acres that the City of Palmer leases on France Road. It is in the vicinity of the Crevasse Moraine Trail system.

**Gary Wolf** commented, not because he is opposed at all to the Landfill, but because it is located right in the heart of the Mat-Su which is going to continue to grow. The Crevasse Moraine Parks and Trails are like Central Park is to New York City. He cautioned that having a landfill that continually expands into the Trails system will be detrimental. The Borough should think about moving the landfill away from the core of what will be a city, the same as Anchorage had to do when its landfill got nearer to Merrill Field. The Crevasse Moraine is one of the most beautiful areas in the Valley. If this goes forward, which he assumes it will, there should be talk and action in the near future about finding a new site. This will not be the last time the landfill will need to expand. He thanked the Commission for the opportunity to speak to the matter.

**K. PUBLIC COMMENTS:**

There were no persons wishing to speak on a topic not on the agenda.

**L. STAFF REPORT:** Director Garley:

- encouraged a visit to the newly cleaned and pruned Arboretum;
- applauded the volunteer work party including Brownie Troup 558 who helped with the cleanup;
- noted that a new Swiss Stone Pine tree was planted, donated by Dr. Don Dingle, well-known horticulturalist in the Valley, who told the story of why he was interested in donating the tree because he was one of Dr. Babb's original students who planted the trees in The Arboretum that are now 50 and 60 years old.

**M. COMMISSIONER COMMENTS:** No additional comments were offered.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:30 p.m.

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Dan Lucas, Chairman

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Kimberly A. McClure  
Planning and Code Compliance Technician



## **Public Hearings**



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 16-008**

**SUBJECT:** Request to rezone Tract A-1 ASLS 96-004 from CG, General Commercial to I, Industrial with Special Limitations that restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses

**AGENDA OF:** June 16, 2016

**ACTION:** Review request for a Zoning Map Amendment to rezone the subject parcel and if approved, send a recommendation to the City Council for adoption and subsequent revision to the Official Zoning Map for the City of Palmer

**Attachment(s):**

- 1) Staff report to the Commission
- 2) Resolution No. 16-004
- 3) Application with attachment
- 4) Public Hearing Notice and Vicinity Map
- 5) Maps (Zoning, Google and MSB)
- 6) Copy of mailing address labels
- 7) Responses to Notice (if any)

**Summary:** The subject parcel is zoned CG, General Commercial. The owner is requesting a zone change to Industrial with Special Limitations to allow for future development of this parcel for the specific use as a brewery and bottling plant with related activities and customary accessory uses. Breweries are a permitted use in the Industrial District. This property is part of the Mat-Maid properties and was previously used as a dairy/milk production facility.

This parcel adjoins Crowley Petroleum and other Mat-Maid properties and is across from the Police Department and Mat-Su Pre-Trial Facility.

**Recommendation:** Community Development recommends approval of the zone change from CG, General Commercial to I, Industrial with Special Limitations that restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses and the forwarding of a recommendation supporting the requested change to City Council.



# City of Palmer

## Community Development

### Zone Change Application

### Staff Report to Commission

#### **PART I. GENERAL INFORMATION**

**Location:** **513 S. Valley Way**  
**Tract A-1 ASLS 96-004**

**Permit Request:** Rezone from CG - General Commercial to I – Industrial with Special Limitations

**Applicant & Owner:** Matt Tomter of Matanuska Brewing Company, LLC and Alaska Department of Natural Resources, Department of Agriculture

**Public Hearing Date:** June 16, 2016

**Notification Requirements:** On June 8, 2016, 165 public hearing notices were mailed to property owners within 1,200’ of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on June 10, 2016. A total of 0 written comments were received in response, with 0 in favor of, 0 opposed and 0 no objection.

#### **PART II. BACKGROUND**

**Site Information:** Tract A-1 has access from South Valley Way. This parcel is adjacent to Crowley Petroleum and across from the Police Department and Mat-Su Pre-Trial Facility. This parcel is part of the Mat-Maid properties and was previously used as a dairy/milk production facility.

**Parcel Size:** 3.03 gross acres

**Existing Zoning:** CG - General Commercial

**Surrounding Land Uses:**

	Zoning	Land Use for surrounding areas
North	P	State Trooper offices & Palmer Police offices
South	CG	Mat-Maid Buildings & mini storage
East	C-L & R-4	Denali Square Office building & multi-family housing
West	I	Crowley Petroleum

**Considerations:** The intent of the CG - General Commercial district is to establish a district in which the principal use of land is for commercial enterprises to provide for commercial enterprises which serve the

needs of a large population and a large land area, and to provide a centralization of service by allowing heavier uses. The applicant is requesting a rezone to Industrial with Special Limitations to restrict the Industrial uses of this parcel to brewing and bottling plant with related activities and customary accessory uses.

**Code Requirements:**

The intent of the I – Industrial District is to apply to areas where land is best used for industrial purposes and to provide for use of the land for heavy commercial or moderate industrial uses. The subject parcel exceeds the required minimum lot width of 60 feet and the required minimum lot area of 7,200 square feet for the Industrial District. The request to rezone this parcel to Industrial with Special Limitations would be compatible with the existing nearby industrial, public and commercial uses.

**PART III. FINDINGS OF FACT**

PMC 17.80.036.C The report of the Commission shall give consideration as to what effect the proposed change would have on public health, safety, welfare and convenience, and for a map amendment show whether:

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans;  
*Applicant's response:* Yes.

*Staff finds the following facts support this finding:* Goal 3 of Chapter 6 of the City of Palmer Comprehensive Plan states, "Support the continuation of institutional and appropriate industrial uses." In Objective B of Goal 3, the Plan mentions support of continued industrial use consistent with other plan goals and the need for industrial uses to be located and managed so they are good neighbors to adjoining uses. The Plan recognized the need for the re-development of the Mat-Maid block.

The proposed change supports the re-development of this parcel and restricts the Industrial uses to brewing and bottling plant with related activities and customary accessory uses to maintain harmony with the existing neighbors and compatibility with adjoining uses. The property has historically been used for a bottling plant and creamery (Mat-Maid). This brewery and bottling plant will be an appropriate industrial use for this property.

Fact 2) The proposed change is compatible with surrounding zoning districts and the established land use pattern;

*Applicant's response:* The property was previously used as a dairy/milk production facility (Matanuska Maid). It will still be used as a beverage production facility as a brewery.

*Finding:* The parcel's location is surrounded by a mix of Industrial, General Commercial, Public, Limited Commercial and High Density Residential uses. Located to the west and contiguous to the subject parcel is Crowley Petroleum; to the south of this parcel are the old Colony power plant building, the remaining footings for the Colony warehouse and a mini storage facility; to the east is commercial and across the street are Denali Square office buildings and multi-family housing; and to the north are State Troopers and Palmer Police Department offices.

If rezoned to Industrial with Special Limitations restricting the Industrial use to brewing and bottling plant with related activities and customary accessory uses this parcel would continue to be compatible with surrounding zoning districts and is compatible with the prior use of this parcel as a milk production facility.

Fact 3) Public facilities such as schools, utilities and streets are adequate to support the proposed change;

*Applicant's response:* Yes.

*Finding:* This parcel is adjacent to Crowley Petroleum which frequently receives large loading trucks utilizing South Valley Way which is adequate to support the traffic generated by the proposed change. There are existing utilities and structures on the subject parcel from the previous use as a milk production facility which would be adequate to support the proposed change.

Fact 4) Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;

*Applicant's response:* Yes.

*Finding:* The Mat-Maid Creamery building has been vacant for several years. Originally, this was part of the Matanuska Colony Industrial area. The surrounding neighborhood consists of industrial, commercial and public uses. The proposed change with the special limitations will help to encourage and support more economic development in this area.

Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

*Applicant's response:* It is consistent with the public welfare. In fact, the now dilapidated property will be refurbished. No special privilege will be granted to the owner.

*Finding:* The proposed zone change is consistent with the public welfare by encouraging the use of this abandoned building as a beverage production facility as it was in the past. The proposed zone change does not grant the owner any special privilege as the requested zone change is consistent with contiguously zoned Industrial property.

### **PART III. STAFF RECOMMENDATION**

Based on the information provided by the applicant, staff finds this proposal to rezone Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way, from CG - General Commercial to I – Industrial with Special Limitations to restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses is consistent with and in conformance with the Palmer Comprehensive Plan for the I - Industrial district.

If following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for rezoning Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way, from CG - General Commercial to I – Industrial with Special Limitations to restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-004

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR TRACT A-1 ASLS 96-004 WITH A SITE ADDRESS OF 513 S. VALLEY WAY, PALMER TO BE REZONED FROM CG, GENERAL COMMERCIAL TO I, INDUSTRIAL WITH SPECIAL LIMITATIONS; THESE SPECIAL LIMITATIONS RESTRICT THE INDUSTRIAL USES TO BREWING AND BOTTLING PLANT WITH RELATED ACTIVITIES AND CUSTOMARY ACCESSORY USES, LOCATED IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, Matt Tomter of Matanuska Brewing Company, LLC and Alaska Department of Natural Resources, Department of Agriculture have initiated a zoning map amendment application to change the zoning designation for Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way located in Section 33, Township 18 North, Range 2 East, Seward Meridian, from CG – General Commercial to I – Industrial with Special Limitations to restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses; and

WHEREAS, a request for a zoning map amendment must be reviewed by the Planning and Zoning Commission and a recommendation reflecting the findings of the Commission must be forwarded to the City Council; and

WHEREAS, on June 8, 2016, 165 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on June 10, 2016. A total of 0 written comments were received in response, with 0 in favor of, 0 opposed and 0 no objection; and

WHEREAS, Goal 3 of Chapter 6 of the City of Palmer Comprehensive Plan states, "Support the continuation of institutional and appropriate industrial uses." In Objective B of Goal 3, the Plan mentions support of continued industrial use consistent with other plan goals and the need for industrial uses to be located and managed so they are good neighbors to adjoining uses. The Plan recognized the need for the re-development of the Mat-Maid block.

The proposed change supports the re-development of this parcel and restricts the Industrial uses to brewing and bottling plant with related activities and customary accessory uses to maintain harmony with the existing neighbors and compatibility with adjoining uses. The property has historically been used for a bottling plant and creamery (Mat-Maid). This brewery and bottling plant will be an appropriate industrial use for this property; and

WHEREAS, the parcel's location is surrounded by a mix of Industrial, General Commercial, Public, Limited Commercial and High Density Residential uses. Located to the west and contiguous to the subject parcel is Crowley Petroleum; to the south of this parcel are the old Colony power plant building, the remaining footings for the Colony warehouse and a mini storage facility; to the east is commercial and across the street are Denali Square office buildings and multi-family housing; and to the north are State Troopers and Palmer Police Department offices.

If rezoned to Industrial with Special Limitations restricting the Industrial use to brewing and bottling plant with related activities and customary accessory uses this parcel would continue to be

compatible with surrounding zoning districts and is compatible with the prior use of this parcel as a milk production facility; and

WHEREAS, this parcel is adjacent to Crowley Petroleum which frequently receives large loading trucks utilizing South Valley Way which is adequate to support the traffic generated by the proposed change. There are existing utilities and structures on the subject parcel from the previous use as a milk production facility which would be adequate to support the proposed change; and

WHEREAS, the Mat-Maid Creamery building has been vacant for several years. Originally, this was part of the Matanuska Colony Industrial area. The surrounding neighborhood consists of industrial, commercial and public uses. The proposed change with the special limitations will help to encourage and support more economic development in this area; and

WHEREAS, the proposed zone change is consistent with the public welfare by encouraging the use of this abandoned building as a beverage production facility as it was in the past. The proposed zone change does not grant the owner any special privilege as the requested zone change is consistent with contiguously zoned Industrial property.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way located in Section 33, Township 18 North, Range 2 East, Seward Meridian to I – Industrial with Special Limitations to restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses.

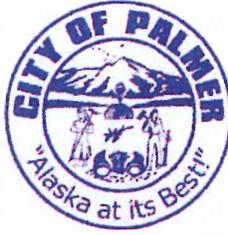
Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16<sup>th</sup> day of June, 2016.

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Dan Lucas, Chairman

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Kimberly A. McClure  
Planning & Code Compliance Technician



Received  
JUN 03 2016  
City of Palmer

**City of Palmer  
Department of Community Development**

645 E. Cope Industrial Way, Palmer, Alaska 99645  
Telephone: (907) 745-3709 \* Fax: (907) 745-5443

**Zoning Map Amendment Application**

Applicant: Alaska Department of Natural Resources, Department of Agriculture (DNR)

Legal Description of Properties covered by this application (use additional sheets if necessary):

Tract A-1, Alaska State Land Survey No. 96-4; according to Plat No. 99-62, located in the  
Palmer Recording District, Third Judicial District, State of Alaska; and located at  
513 South Valley Way, Palmer, Alaska 99645

Requested District Change (i.e., from - to): CG to I-Industrial with Special Limitations

Reason for request: For Brewery and related activities by Matanuska Brewing Company, LLC who is purchasing the property from DNR. See attached letter.

\*\*\*\*\*

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plan?  
Yes

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

The property was previously used as a dairy/milk production facility (Matanuska Maid).

It will still be used as a beverage production facility as a brewery.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

Yes

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

Yes

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

It is consistent with the public welfare. In fact, the now dilapidated property will be refurbished. No special privilege will be granted to the owner.

Date of application: June 3, 2016

\$250.00 Filing fee paid: \_\_\_\_\_



Signature of owner or owner's authorized representative

19341 Upper Skyline Drive, Eagle River, AK.  
Address 99577

907-854-8248  
Phone/contact number

Matt Tomter  
1-907-854-8248

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

In requesting a zoning map amendment from CG - Commercial General to I – Industrial with special limitations for the property at 513 S. Valley Way, I am requesting special limitations to restrict the use of structures, or the use of the land or structures, to a degree greater than otherwise provided by the I-Industrial zoning district as permitted under PMC 17.80.015 limiting the permitted Industrial uses listed in PMC 17.36.020 to the following:

Brewing and bottling plant, related activities, and customary accessory uses.



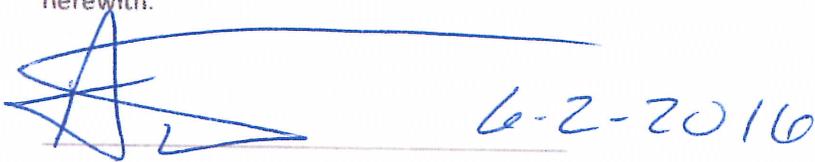
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Matt Tomer  
Matanuska Brewing Company, LLC

Dear City of Palmer, Department of Community Development:

Matanuska Brewing Company, LLC (MBC) is purchasing the subject property from the State of Alaska, Department of Natural Resources, Department of Agriculture (DNR) for the purpose of operating a brewery on the property. The property is currently zoned Commercial General, in a dilapidated state, and was previously used as a dairy/milk production plant by Matanuska Maid. MBC's purchase of the property is contingent upon zoning allowing brewery operations which require Industrial zoning. Essentially, MBC plans to continue using the property as a beverage production facility - as it has been used over past decades.

The DNR would like this zoning change to take effect upon completion of the sale of the property to MBC. The sale is contemplated to be completed in August 2016. MBC will pay the \$250.00 filing fee herewith.

A handwritten signature in blue ink, consisting of a large, stylized 'A' followed by a horizontal line and a flourish. To the right of the signature, the date '6-2-2016' is written in blue ink.

Director

State of Alaska, Department of Natural Resources, Department of Agriculture



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Natural Resources

DIVISION OF AGRICULTURE

Central Office

1600 Glenn Highway, Suite 12  
Palmer, Alaska 99645-6736  
Main: 907.745.7200  
Fax: 907.745.7112

Northern Region Office

3700 Airport Way  
Fairbanks, AK 99709  
Main: 907.374-3716  
Fax: 907.328-1951

June 3, 2016

City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645

Matanuska Brewing Company, LLC (MBC) is purchasing the subject property from the State of Alaska, Department of Natural Resources (DNR), Division of Agriculture for the purpose of operating a brewery on the property. The property is currently zoned Commercial General, in a dilapidated state, and was previously used as a dairy/milk production plant by Matanuska Maid. MBC's purchase of the property is contingent upon zoning allowing brewery operations which require Industrial zoning. Essentially, MBC plans to continue using the property as a beverage production facility – as it has been used over past decades.

The Division of Agriculture would like this zoning change to take effect upon completion of the sale of the property to MBC. The sale is contemplated to be completed in August 2016. MBC will pay the \$250.00 filing fee herewith.

Sincerely,

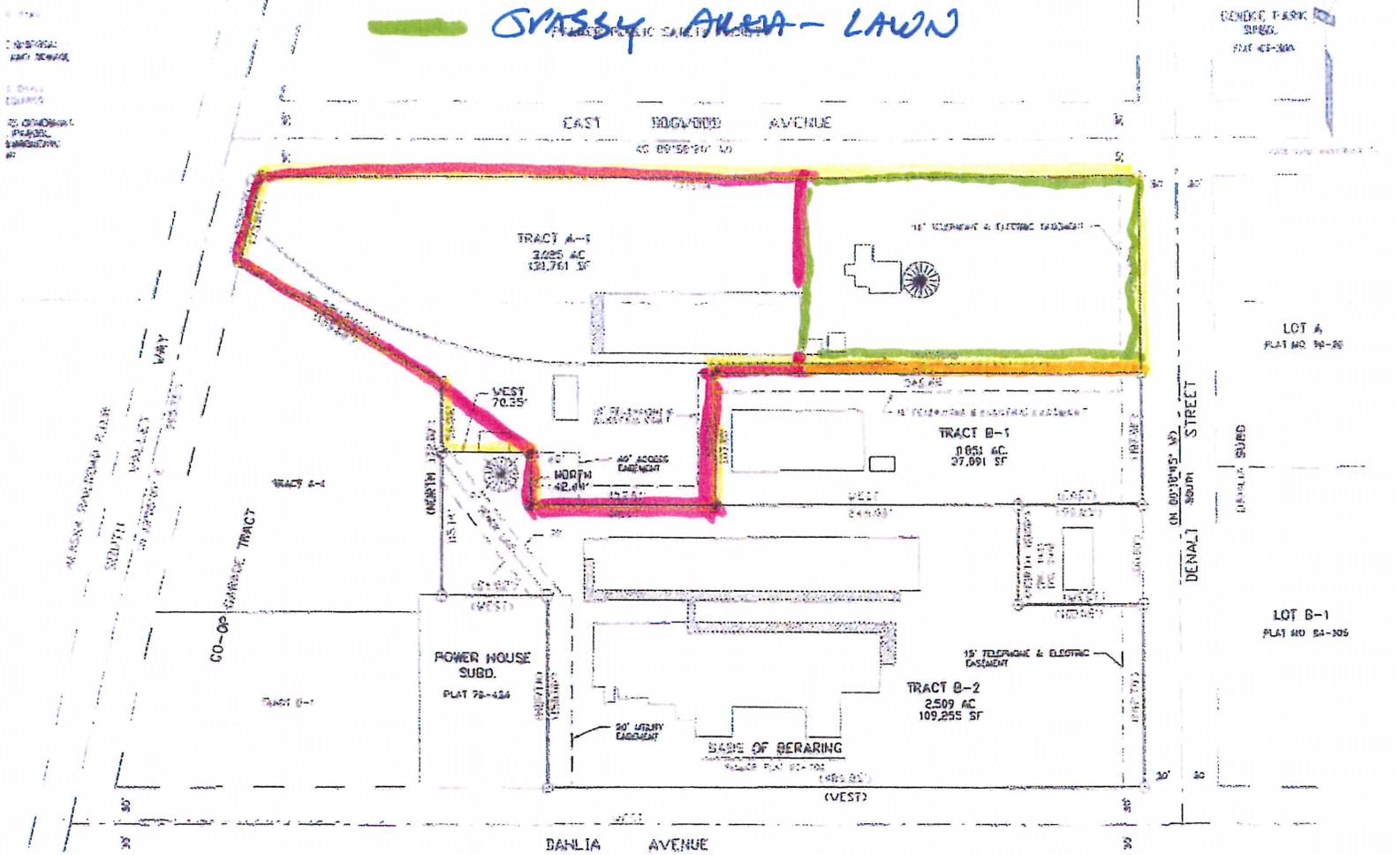
A handwritten signature in blue ink, appearing to read "Arthur J. Keyes IV", with a long horizontal line extending to the right.

Arthur J. Keyes IV  
Director

AK/lh



6' CEDAR FENCE  
 GRASSY AREA - LAWN



CITY OF PALMER

MATANUSKA VALLEY SPORTSMAN SURVEY TR. NO 1 PLAT NO 55-1049

IVEY SURVEY TR. A PLAT NO. 75-1

MATANUSKA-SUSITNA BOROUGH

99-61  
 MATANUSKA-SUSITNA BOROUGH  
 PALMER  
 1999  
 100-229-2  
 10/2/99

**CERTIFICATE OF LESSEE**

I HEREBY CERTIFY THAT I HOLD A LEASE WITH OPTION TO PURCHASE OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

BOOK 13 PAGE 274 THROUGH 278  
 DATE OF RECORDING  
 JAMES PALMER, KILL THE BROWN  
 PALMER, ALASKA 99547

**NOTARY ACKNOWLEDGMENT**

PERSONALLY APPEARED James Palmer  
 SUBSCRIBED AND SWORN BEFORE ME THE 15th DAY OF JULY, 1999  
 J. H. Green  
 4-12-99  
 MY COMMISSION EXPIRES

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH July 31, 1999, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

James Palmer 8/5/99  
 APPROVED BY SUBDIVISION OFFICIAL DATE

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT SPECIAL ASSESSMENTS THROUGH 1998-1999 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREON HAVE BEEN PAID TO DATE according to agreement dated 10/2/99.

TOTAL AREA = 6.585 ACRES

**PLANNING DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REQUIREMENTS OF THE MATANUSKA-SUSITNA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO 1999-229-2, DATED 10/2/99, 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.

August 9, 1999  
 DATE  
 [Signature]  
 PLANNING DIRECTOR  
 MATANUSKA-SUSITNA BOROUGH



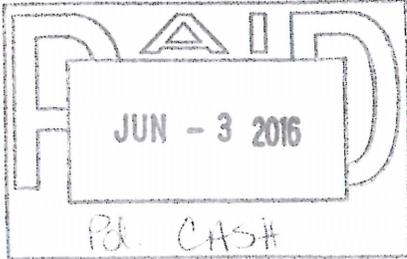


# PALMER COMMUNITY DEVELOPMENT

ATTN: Joan E. Patterson  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709 • Fax: 907-745-5443  
www.cityofpalmer.org

Invoice No.: CD16-061

Invoice Date: 06/03/2016

Sold To: MATT TOMTER		
Qty	Description	Price
1	REQUEST FOR ZONING MAP AMENDMENT ASLS 96-4, TRACT A-1 513 S. VALLEY WAY	\$250.00
		
01-00-00-3427		TOTAL \$250.00

*This invoice must be paid within 30 DAYS or further collection procedures will be taken.*

*File copy.*



Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Mail: 231 W. Evergreen Ave.  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
Fax: 907-745-5443  
www.cityofpalmer.org

June 8, 2016

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a re-zone of Tract A-1 ASLS 96-004 in Section 33, Township 18 North, Range 2 East, Seward Meridian, initiated by Matt Tomter of Matanuska Brewing Company, LLC on behalf of State of Alaska, Department of Natural Resources, Department of Agriculture, owner. The street address for the site is 513 S. Valley Way, Palmer, Alaska. This property is currently zoned CG - General Commercial. The request is to rezone the property to I - Industrial with Special Limitations; these special limitations restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on the Industrial District, please refer to Palmer Municipal Code Chapter 17.36 – Industrial District, located online at: [www.cityofpalmer.org](http://www.cityofpalmer.org).

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on June 16, 2016 at 7:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by June 15, 2016. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 745-5443 or emailed to me at: [kmclure@palmerak.org](mailto:kmclure@palmerak.org).

Sincerely,

Kimberly McClure  
Planning & Code Compliance Technician



For the following reason, I am (please circle) (in favor of), (NOT in favor of),  
(have no objection to) the issuance of the proposed re-zone from CG to I with Special Limitations.

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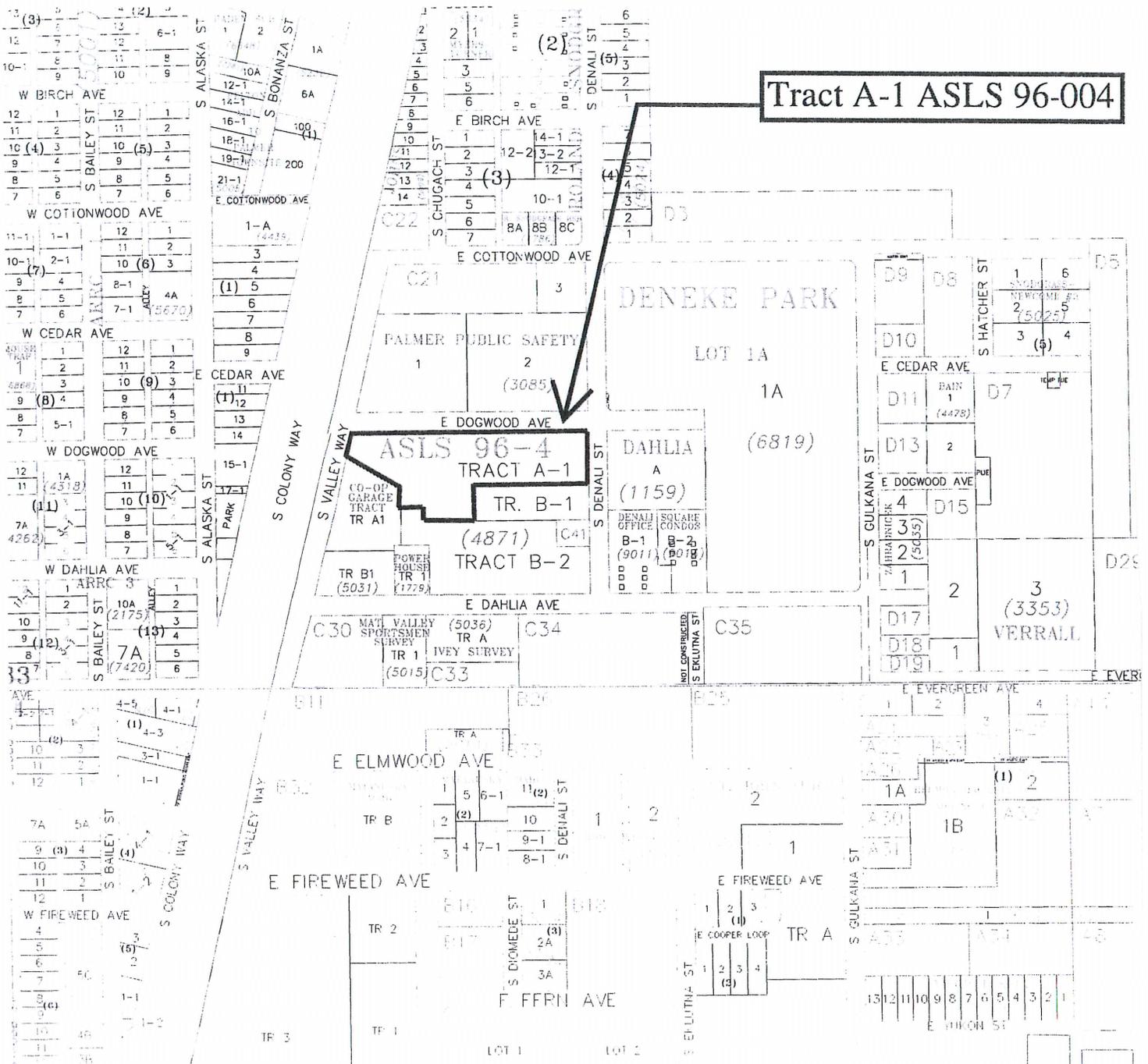
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Name: \_\_\_\_\_

Address: \_\_\_\_\_

# VICINITY MAP



Tract A-1 ASLS 96-004



Request for Rezone from CG (General Commercial) to I (Industrial) with Special Limitations for Tract A-1 ASLS 96-004 in Section 33, Township 18 North, Range 2 East, Seward Meridian, located at 513 S. Valley Way in Palmer, Alaska.





Google earth

feet  
meters

1000

400



Google earth

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# Matanuska-Susitna Borough



## Legend

- Public Facilities**
  - Administrative
  - Animal Care
  - City Hall or Courthouse
  - Community or Senior Center
  - Correctional Facility
  - Landfill or Transfer Station
  - Library
  - Medical
  - Post Office
  - Public Safety EMS
  - Public Safety Fire
  - Public Safety Fire/EMS
  - Public Safety Forestry
  - Public Safety Law Enforcement
  - School
- Streets**
  - Highway
  - Major Street
  - Medium Street
  - Minor Street
  - Primitive Road
  - Private Road
- Mat-Su Borough Boundary**
- Incorporated Cities**
- Parcels**
- Flood Zone**

1:2,148



## Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Miles

0.07

0.03

0.1

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Reported on 06/09/2016 09:34 AM

NAD\_1983\_StatePlane\_Alaska\_4\_FIPS\_5004\_Feet

© Matanuska-Susitna Borough

~~MAT VALLEY PROP LLC  
1150 S COLONY WAY  
PALMER, AK 99645~~

~~RICHARDS RON DOUGLAS  
RICHARDS MICHELLE LEE  
1460 FRAN ST  
PALMER, AK 99645-9029~~

MCKENZIE KAY S  
PO BOX 635  
PALMER, AK 99645-0635

KOPPERUD NOEL H  
PO BOX 4470  
PALMER, AK 99645-4470

~~KOPPERUD NOEL H  
PO BOX 4470  
PALMER, AK 99645-4470~~

BURTCH FAMILY TRUST  
BURTCH MONTE LEE TRE BURT  
1150 S COLONY WAY  
PALMER, AK 99645-6967

BROOKS PROPERTIES LLC  
3680 S SKY RANCH LOOP  
PALMER, AK 99645

NEWMAN STACY  
320 S BAILEY ST  
PALMER, AK 99645

FROHLING KEVIN K  
6250 N LOSSING RD  
PALMER, AK 99645

MATANUSKA TELEPHONE ASSN  
PO BOX 3550  
PALMER, AK 99645-3550

ALASKA STATE OF  
DEPT OF TRANS & PUB FAC D  
350 MAIN ST ROOM 125  
JUNEAU, AK 99801

RICHARDS RON D  
RICHARDS MICHELLE L  
1460 S FRAN ST  
PALMER, AK 99645-9029

BOLSHIO MISHA INC  
1150 S COLONY WAY STE 3  
PALMER, AK 99645-6967

~~KOPPERUD NOEL H  
PO BOX 4470  
PALMER, AK 99645-4470~~

KINCAID MICHELLE  
KLOEP DAVID  
PO BOX 520687  
BIG LAKE, AK 99652-0687

PROSSER ROBERT & CAROL J  
12031 GINAMI ST  
ANCHORAGE, AK 99516-2550

~~BROOKS PROPERTIES LLC  
3680 S SKY RANCH LOOP  
PALMER, AK 99645~~

WICK SCOTT E & MARIANNE K  
PO BOX 3724  
PALMER, AK 99645-3724

PREVOST JOHN  
526 N ALASKA ST  
PALMER, AK 99645

BRENNER JOS & LINDA  
342 S ALASKA ST  
PALMER, AK 99645

MAUI TOE LLC  
1460 S FRAN ST  
PALMER, AK 99645-9029

COCKLE SETSUKO REV LVG TR  
COCKLE SETSUKO TRE COCKLE  
25224 E BUCK SHOT LN  
PALMER, AK 99645

~~BOLSHIO MISHA INC  
1150 S COLONY WAY STE 3  
PALMER, AK 99645-6967~~

~~KOPPERUD NOEL H  
PO BOX 4470  
PALMER, AK 99645-4470~~

BAKER DAVID M & EVA M  
4374 E SHAW'S DR  
WASILLA, AK 99654-4353

PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952

RAYBACK CLINTON G  
PO BOX 4274  
PALMER, AK 99645-4274

VAN HOOMISSEN FAMILY TRUS  
VAN HOOMISSEN G J & W M T  
PO BOX 4967  
PALMER, AK 99645-4967

CZARNEZKI MARGARET R  
335 S COBB ST  
PALMER, AK 99645

WADE PATRICIA  
327 W EVERGREEN AVE  
PALMER, AK 99645-6954

AHMED CHAUDHRY R  
BUSHRA GHULAM  
339 S BAILEY ST  
PALMER, AK 99645

VINDUSKA JOHN A  
15605 E HELMAUR PL  
PALMER, AK 99645-8691

~~MATANUSKA TELEPHONE ASSN  
PO BOX 3550  
PALMER, AK 99645-3550~~

~~MATANUSKA TELEPHONE ASSN  
PO BOX 3550  
PALMER, AK 99645-3550~~

~~FROHLING KEVIN K  
6250 N LOSSING RD  
PALMER, AK 99645~~

MCLEAN ROSALYN H  
PO BOX 572  
BRISTOL, NH 03222-0572

~~NYBORG ARMAND A & LILLIAN  
433 EAGLE ST  
ANCHORAGE, AK 99501~~

~~NYBORG ARMAND A & LILLIAN  
433 EAGLE ST  
ANCHORAGE, AK 99501~~

GUTHRIE STANLEY L  
PO BOX 2367  
PALMER, AK 99645-2367

SWANSON LESLI  
PO BOX 4127  
PALMER, AK 99645-4127

TAIT SCOTT A  
421 S BAILEY ST  
PALMER, AK 99645

CHURCH OF THE  
COVENANT OF PALMER AK INC  
451 S BAILEY ST  
PALMER, AK 99645

~~CHURCH OF THE  
COVENANT OF PALMER AK INC  
451 S BAILEY ST  
PALMER, AK 99645~~

COMBS DAVID HARVEY  
COMBS SABRENA KENT  
208 W COTTONWOOD AVE  
PALMER, AK 99645

MCCLURE DOLORES M  
MCCLURE MARY EST  
416 S BAILEY ST  
PALMER, AK 99645-6326

HOYMAN ANNA L  
PO BOX 1672  
SEWARD, AK 99664-1672

~~GUTHRIE STANLEY L  
PO BOX 2367  
PALMER, AK 99645-2367~~

ROBERTSON KENNETH G  
FARNSTROM HELEN E  
10701 STROGANOFF DR  
ANCHORAGE, AK 99507

KOLEHMAINEN JOHN G & KAROL  
1560 N LOMA PRIETA DR  
PALMER, AK 99645-8963

HOPF ROBT G  
SELICK MARILYN K  
PO BOX 2829  
PALMER, AK 99645-2829

FRYE ANDREW M & JENNY M  
425 S COBB ST  
PALMER, AK 99645

SNOVEL IRENE  
BLATCHFORD HENRY  
417 S COBB ST  
PALMER, AK 99645-6317

BERGER PAUL R  
15250 EVERGREEN RIDGE  
ANCHORAGE, AK 99516

SNYDER WILLIAM H & TERRY  
208 W CEDAR AVE  
PALMER, AK 99645

WALLACE JOHN E & CLARA A  
512 S BAILEY ST  
PALMER, AK 99645-6328

TZOU LIH KUEN & TRACY  
PO BOX 181  
PALMER, AK 99645-0181

FAMILY CHRISTIAN CENTER  
PO BOX 2491  
PALMER, AK 99645-2491

~~FAMILY CHRISTIAN CENTER  
PO BOX 2491  
PALMER, AK 99645-2491~~

MILLER INVESTMENT TR  
MILLER WM H JR & BARBARA  
PO BOX 870151  
WASILLA, AK 99687-0151

~~MILLER INVESTMENT TR  
MILLER WM H JR & BARBARA  
PO BOX 870151  
WASILLA, AK 99687-0151~~

MILLER INVESTMENT TR  
MILLER WM H JR & BARBARA  
PO BOX 870151  
WASILLA, AK 99687-0151

BOLSHIO MISHA INC  
1150 S COLONY WAY STE 3  
PALMER, AK 99645

SHILOH MISSIONARY BAPTIST  
CHURCH OF PALMER  
PO BOX 2449  
PALMER, AK 99645

KINCAID MICHELLE  
KLOEP DAVID  
606 S ALASKA ST  
PALMER, AK 99645

VH PROPERTIES LLC  
PO BOX 520488  
BIG LAKE, AK 99652-0488

VH PROPERTIES LLC  
PO BOX 520488  
BIG LAKE, AK 99652-0488

VH PROPERTIES LLC  
PO BOX 520488  
BIG LAKE, AK 99652-0488

VH PROPERTIES LLC  
PO BOX 520488  
BIG LAKE, AK 99652-0488

VH PROPERTIES LLC  
PO BOX 520488  
BIG LAKE, AK 99652-0488

KINCAID MICHELLE  
KLOEP DAVID  
PO BOX 520687  
BIG LAKE, AK 99652-0687

KINCAID MICHELLE  
KLOEP DAVID  
PO BOX 520687  
BIG LAKE, AK 99652-0687

BOLSHIO MISHA INC  
1150 S COLONY WAY  
PALMER, AK 99645

WARNKE RANDY L  
4380 E HAMILTON CT  
WASILLA, AK 99654

WARNKE RANDY L  
4380 E HAMILTON CT  
WASILLA, AK 99654

SALVATION ARMY THE  
143 E 9TH AVE  
ANCHORAGE, AK 99501

SALVATION ARMY THE  
143 E 9TH AVE  
ANCHORAGE, AK 99501

SALVATION ARMY THE  
143 E 9TH AVE  
ANCHORAGE, AK 99501

PALMER CITY OF  
CITY HALL/PALMER  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952

PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952

PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952

MATANUSKA-SUSITNA BOROUGH  
PSB/GREATER PALMER #31  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

MATANUSKA-SUSITNA BOROUGH  
PSB/GREATER PALMER #31  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

NAT'L BANK OF ALASKA  
WELLS FARGO BANK  
PO BOX 2609  
CARLSBAD, CA 92018-2609

NAT'L BANK OF ALASKA  
WELLS FARGO BANK  
PO BOX 2609  
CARLSBAD, CA 92018-2609

CHACE GARY TODD  
PO BOX 519  
PALMER, AK 99645-0519

CHEEZEM DAVID  
720 S ALASKA ST  
PALMER, AK 99645-6356

MAIN DRAG LLC  
PO BOX 855  
PALMER, AK 99645-0855

JOHNSON JEFFREY  
THORN CRAIG A  
PO BOX 2527  
PALMER, AK 99645-2527

AK FAM RESOURCE CTR INC  
1825 S CHUGACH ST  
PALMER, AK 99645-6795

GUTHRIE STANLEY L  
PO BOX 2367  
PALMER, AK 99645-2367

PASSPORT LLC  
610 S BAILEY ST  
PALMER, AK 99645

COBB STREET INVESTMENTS L  
9806 E NORTHSTAR CIR  
PALMER, AK 99645-8810

125 WEST EVERGREEN LLC  
3852 N CLARK-WOLVERINE RD  
PALMER, AK 99645-8708

~~NAT'L BANK OF ALASKA  
WELLS FARGO BANK  
PO BOX 2609  
CARLSBAD, CA 92018-2609~~

~~ALASKA STATE OF  
DIV OF AGRICULTURE % MATA  
1800 N GLENN HWY  
PALMER, AK 99645~~

KLH INC  
4255 S MCKECHNIE LOOP  
PALMER, AK 99645

INGALDSON WM H  
4120 TAZLINA AVE  
ANCHORAGE, AK 99517

BERBERICH CYNTHIA L  
PO BOX 903  
PALMER, AK 99645-0903

REILLY EDWARD J  
HELMERS GENEVA EST  
635 E DOGWOOD AVE  
PALMER, AK 99645

HEATH CHRISTINE J  
705 S GULKANA ST  
PALMER, AK 99645

FRED MEYER STORES INC  
1014 VINE ST  
CINCINNATI, OH 45202-1100

~~FRED MEYER STORES INC  
1014 VINE ST  
CINCINNATI, OH 45202-1100~~

DUCKSTEIN MICHAEL D  
956 WALLACE RUN RD  
BEAVER FALLS, PA 15010-5751

KULIKOVSKIY ROMAN  
PO BOX 3551  
PALMER, AK 99645-3551

FIRST NAT'L BANK ALASKA  
PO BOX 100720  
ANCHORAGE, AK 99510-0720

U S POSTAL SERVICE  
500 S COBB ST  
PALMER, AK 99645

CPD ALASKA LLC  
201 ARCTIC SLOPE AVE  
ANCHORAGE, AK 99518-3033

JOHNSON JEFFREY  
PO BOX 2527  
PALMER, AK 99645-2527

APD HOUSING PARTNERS 18 L  
1700 7TH AVE  
SEATTLE, WA 98101-1316

PALMER PROPERTIES LLC  
561 S DENALI ST  
PALMER, AK 99645-6464

~~PALMER PROPERTIES LLC  
561 S DENALI ST  
PALMER, AK 99645-6464~~

RUDOLPH DAVID S& PATRICIA  
561 S DENALI ST  
PALMER, AK 99645

FAMILY CENTERED SRVS AK I  
1825 MARIKA RD  
FAIRBANKS, AK 99709

WHITE SKYE HEALTH LLC  
12008 W SKYLINE DR  
EAGLE RIVER, AK 99577

JAN-AL LLC  
3761 E PALMDALE DR  
WASILLA, AK 99654-6611

~~JAN-AL LLC  
3761 E PALMDALE DR  
WASILLA, AK 99654-6611~~

FAIRFIELD JOHN H  
LEMAGIE SUSAN M MD  
425 E DAHLIA AVE #J  
PALMER, AK 99645-6414

~~JAN-AL LLC  
3761 E PALMDALE DR  
WASILLA, AK 99654-6611~~

S & M LLC  
425 E DAHLIA AVE STE L  
PALMER, AK 99645

WERNER DAVID P MD  
PO BOX 3761  
PALMER, AK 99645-3761

S & M LLC  
425 E DAHLIA AVE STE L  
PALMER, AK 99645

DENALI SQ BLDG CONDO CORP  
4101 ARTIC BLVD  
ANCHORAGE, AK 99503

ALASKA STATE OF  
DEPT OF NATURAL RESOURCES  
550 W 7TH AVE  
ANCHORAGE, AK 99501-3576

WEILAND TOD & TRACI  
17580 E THREE SISTERS DR  
PALMER, AK 99645

BARRETT-GODWIN KELLY A  
15700 E CLARK RD  
PALMER, AK 99645-8705

LIVELY BRIGITTE E  
259 S ALASKA ST  
PALMER, AK 99645

MARTIN CURTIS W  
MARTIN DONNA L  
263 S ALASKA ST  
PALMER, AK 99645-6335

MARTIN CURTIS W  
MARTIN DONNA L  
263 S ALASKA ST  
PALMER, AK 99645-6335

KEYPORT PHYLLIS M  
1730B S HERITAGE CIR  
PALMER, AK 99645-6783

DAYBREAK INCORPORATED  
550 S ALASKA ST  
PALMER, AK 99645-6340

4 C'S LLC  
1150 S COLONY WAY  
PALMER, AK 99645

VALLEY RESIDENTIAL SERVIC  
1075 S CHECK ST  
WASILLA, AK 99654-8067

VALLEY RESIDENTIAL SERVIC  
1075 S CHECK ST  
WASILLA, AK 99654-8067

SUSTAINABLE DESIGN & PLAN  
247 S ALASKA ST  
PALMER, AK 99645-6335

ETHOS LLC  
PO BOX 1217  
PALMER, AK 99645-1217

CORP OF ST MICHAEL'S PARI  
432 E FIREWEED AVE  
PALMER, AK 99645

HANSON M ANNA  
235 S VALLEY WAY  
PALMER, AK 99645-6422

HANSON M ANNA  
235 S VALLEY WAY  
PALMER, AK 99645-6422

HANSON M ANNA  
235 S VALLEY WAY  
PALMER, AK 99645-6422

HANSON M ANNA  
235 S VALLEY WAY  
PALMER, AK 99645-6422

HANSON M ANNA  
235 S VALLEY WAY  
PALMER, AK 99645-6422

JOHNS ROBERT G EST  
PO BOX 756  
PALMER, AK 99645-0756

JOHNS ROBT G EST  
PALMER, AK 99645-0756

JOHNS ROBT G EST  
PO BOX 756  
PALMER, AK 99645-0756

MUNOZ KEVIN M & M RACHEL  
1113 HASTINGS AVE  
PORT TOWNSEND, WA 98368

MUNOZ KEVIN M & M RACHEL  
1113 HASTINGS AVE  
PORT TOWNSEND, WA 98368

KINCAID JANET A  
PO BOX 118  
PALMER, AK 99645-0118

KINCAID JANET  
PO BOX 118  
PALMER, AK 99645-0118

HERBERGER CHRIS L  
PLUMLEY GEO H  
PO BOX 410  
PALMER, AK 99645-0410

HANSON CRAIG E & SONNA  
305 E FIREWEED AVE  
PALMER, AK 99645

OLSON ARTHUR G & LINDA A  
319 E FIREWEED AVE  
PALMER, AK 99645

CHMIELEWSKI MICHAEL R  
HENRIKSON LEE M  
PO BOX 3454  
PALMER, AK 99645-3454

STASCO ROBT L  
408 E FIREWEED AVE  
PALMER, AK 99645

UNITED PROTESTANT CHR INC  
691-B E PRIMROSE CIR  
PALMER, AK 99645

MEADOWS CHARLSA JOY  
6823 TERRY ST  
ANCHORAGE, AK 99502

T & S ENTERPRISES LLC  
223 S ALASKA ST  
PALMER, AK 99645

~~ALASKA STATE OF  
DEPT OF TRANS & PUB FAC  
PO BOX 196900  
ANCHORAGE, AK 99519-6900~~

MAT VALLEY PROPERTIES LLC  
1150 S COLONY WAY  
PALMER, AK 99645

NYBORG ARMAND A  
NYBORG LILLIAN & LARA SAN  
433 EAGLE ST  
ANCHORAGE, AK 99501-2667

~~BOLSHIO MISHA INC  
1150 S COLONY WAY STE 3  
PALMER, AK 99645-6967~~

PALMER HISTORICAL SOCIETY  
PO BOX 1935  
PALMER, AK 99645-1935

UNITED PROTESTANT CHURCH  
713 S DENALI ST  
PALMER, AK 99645

ALASKA BIBLE COLLEGE  
248 E ELMWOOD AVE  
PALMER, AK 99645-6619

ARRC  
248 E DAHLIA AVE  
PALMER, AK 99645

HOLSAPPLE MICHAEL W&MAY M  
7327 S LENORE ST  
WASILLA, AK 99654-0368

~~T & S ENTERPRISES LLC  
223 S ALASKA ST  
PALMER, AK 99645~~

~~PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952~~

MAR-DEAN PROPERTIES INC  
828 S COLONY WAY  
PALMER, AK 99645-6927

~~FROHLING KEVIN K  
6250 N LOSSING RD  
PALMER, AK 99645~~

HARROLD-JONES TARRI M  
7700 E SAPHIRE RD  
PALMER, AK 99645

VERHAEGHE JAMES W & DAISY  
1459 ESSEX CIR  
ANCHORAGE, AK 99503-6974

~~UNITED PROTESTANT CHURCH  
713 S DENALI ST  
PALMER, AK 99645~~

~~UNITED PROTESTANT CHURCH  
713 S DENALI ST  
PALMER, AK 99645~~

STEPHEN MARLENE F  
NOLIN MARLENE F  
517 S COBB ST  
PALMER, AK 99645

KILLIAN BETTY L  
KILLIAN KENNETH W EST  
229 S CHUGACH ST  
PALMER, AK 99645-6427

~~PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952~~

PALMER ARTS COUNCIL  
PO BOX 4286  
PALMER, AK 99645-4286

810 S COLONY WAY LLC  
PO BOX 2527  
PALMER, AK 99645-2527

BISHOP'S ATTIC II CORP  
840 S BAILEY ST  
PALMER, AK 99645

PRINCESS PROPERTIES LLC  
PO BOX 2266  
PALMER, AK 99645-2266

EAGLE HOTEL LLC  
3200 SPENARD RD  
ANCHORAGE, AK 99503-3706

~~KILLIAN BETTY L  
KILLIAN KENNETH W EST  
229 S CHUGACH ST  
PALMER, AK 99645-6427~~

HENDRICKSON ROSE M  
NEUMANN CANAAN  
148 S BONANZA ST  
PALMER, AK 99645-6343

FELZIEN CHARLES R  
PO BOX 110  
PALMER, AK 99645-0110

LOCKE LYNDA E  
421 S LAKE ST  
WASILLA, AK 99654

~~LOCKE LYNDA E  
421 S LAKE ST  
WASILLA, AK 99654~~

ALLEN KIMBERLY SUE  
319 S CHUGACH ST  
PALMER, AK 99645-6429

DOLLARD ANNE S  
329 S CHUGACH ST  
PALMER, AK 99645-6429

PAPASAVAS CYNTHIA A  
PO BOX 3338  
PALMER, AK 99645-3338

DAMMANN DAVID M  
GABEL-DAMMANN ROBIN L  
347 S CHUGACH ST  
PALMER, AK 99645-6429

~~DAMMANN DAVID M  
GABEL-DAMMANN ROBIN L  
347 S CHUGACH ST  
PALMER, AK 99645-6429~~

ALASKA BIBLE COLLEGE  
248 E ELMWOOD AVE  
PALMER, AK 99645-6619

~~FELZIEN CHAS R  
PO BOX 110  
PALMER, AK 99645-0110~~

~~FELZIEN CHARLES R  
PO BOX 110  
PALMER, AK 99645-0110~~

~~FELZIEN CHAS R  
PO BOX 110  
PALMER, AK 99645-0110~~

~~FELZIEN CHARLES R  
PO BOX 110  
PALMER, AK 99645-0110~~

VERZONE THAI G  
3740 CLAY PRODUCTS DR  
ANCHORAGE, AK 99517-1010

CHADWICK ALLEN B & HARMON  
PO BOX 2562  
PALMER, AK 99645-2562

LOGSDON & GOLTER LLC  
348 S DENALI ST  
PALMER, AK 99645

TULL WILLIAM F & JUNE R  
1995 N MONTE VISTA DR  
PALMER, AK 99645-8842

~~TULL WILLIAM F & JUNE R  
1995 N MONTE VISTA DR  
PALMER, AK 99645-8842~~

SNODGRASS JOHN R JR  
PO BOX 1867  
PALMER, AK 99645-1867

~~TULL WILLIAM F & JUNE R  
1995 N MONTE VISTA DR  
PALMER, AK 99645-8842~~

~~SNODGRASS JOHN R JR  
PO BOX 1867  
PALMER, AK 99645-1867~~

~~SNODGRASS JOHN R JR  
PO BOX 1867  
PALMER, AK 99645-1867~~

BIELAR WM M & ELAINE L  
PO BOX 70  
PALMER, AK 99645-0070

BIELAR WM M & ELAINE L  
PO BOX 70  
PALMER, AK 99645-0070

NARANJO AUGUST  
221 S DENALI ST  
PALMER, AK 99645-6433

~~SNODGRASS JOHN R JR  
PO BOX 1867  
PALMER, AK 99645-1867~~

MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

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MESA, AZ 85205-3642

~~PALMER CITY OF  
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PALMER, AK 99645-6952~~

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350 E DAHLIA AVE  
PALMER, AK 99645-6488~~

KINCAID JANET  
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~~PALMER CITY OF  
LIBRARY/PALMER  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952~~

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PALMER, AK 99645-6488~~

~~SNODGRASS JOHN R JR  
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~~UNITED PROTESTANT CHR INC  
691-B E PRIMROSE CIR  
PALMER, AK 99645~~

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BRANCHFLOWER LOUISA R  
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PALMER, AK 99645-6677

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WEIR NICOLE L  
8131 MEDELLIN CIR  
ANCHORAGE, AK 99507-3270

HONDL KERRY A  
5055 E FERNWOOD DR  
WASILLA, AK 99654

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MSB/ DSJ ADMIN BUILDING  
350 E DAHLIA AVE  
PALMER, AK 99645~~

FOSELMAN DALE  
3562 E TEAGUE TRAIL CIR  
WASILLA, AK 99654

~~PALMER CITY OF  
231 W EVERGREEN AVE  
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FOX PRENTICE NEIL & DEBOR  
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STRAAYER JACK R & EUGENIA  
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PALMER, AK 99645-6445

JENSEN ROBT R & MARY ANN  
PO BOX 266  
PALMER, AK 99645-0266

ST MICHAEL'S PARISH CORP  
ARCHDIOCESE OF ANCH  
432 E FIREWEED AVE  
PALMER, AK 99645-6626

~~PALMER CITY OF  
231 W EVERGREEN AVE  
PALMER, AK 99645-6952~~

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PALMER, AK 99645-6952~~

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MESSENGER LINDSAY JOY  
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BURTON CYNTHIA LYNN  
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543 S GULKANA ST  
PALMER, AK 99645

MOMARTS RICHARD F CO-TRE  
MOMARTS JOYCE A CO-TRE MO  
630 E DOGWOOD AVE  
PALMER, AK 99645-6419

PAULUS MARIETTA  
ICE MICHAEL  
111 EASTGATE AVE S  
PACIFIC, WA 98047

PROVO WM J III & NATASHA  
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PALMER, AK 99645

KAMEROFF CHRISTINE  
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TRANSPORTATION & PUBLIC FACILITIES  
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ANCHORAGE, AK 99519-6900

ALASKA RAILROAD  
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